

# Campus Master Plan Update and Student Success Project Feasibility Study

Draft Preliminary Master Plan and Alternatives  
March 20, 2014



PAULIEN & ASSOCIATES, INC. | Workshop Architects |



**SMITHGROUPJJR**

# YOUR MASTER PLANNING TEAM.

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Lead Campus Planner



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Project Manager  
Planning



**WALLY**  
Architecture





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- ① What We Haeard
- ② Analysis Summary
- ③ Guiding Principles
- ④ Draft Preliminary Master Plan
- ⑤ Plan Alternatives
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# SCHEDULE.

winter break

# summer break

		SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT
1	DISCOVERY		*												
2	SPATIAL ANALYSIS		*	*			*								
3	STUDENT SUCCESS FEASIBILITY STUDY		*	*			*								
4	MASTER PLAN UPDATE			*			*	*	*	*	*	*	*		
5	DOCUMENTATION				*			*					*	*	*



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**What We Heard**

# CAMPUS INPUT.

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- Build on Parkside's academic strengths for new and existing programs.
- Focus programs and facilities on existing student demographics and needs.
- Improve quality and functionality of classrooms and labs.
- Provide flexible academic facilities with integrated technology in both new and renovated space.





# CAMPUS INPUT.

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- Improve access and facilities for student academic services.
- Clarify the role of Main Place.
- Evaluate more food, amenities to Main Place and the Rita.
- Provide services and amenities for resident and commuter students.
- Improve residential facilities to attract students.
- Provide for the future replacement of University Apartments.
- Improve and redesign the residential quad.



# CAMPUS INPUT.

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- Prepare a realistic plan for outdoor facilities and new programs.
- Provide facilities that will improve the **Game Day experience**.
- Consider future synthetic turf field(s), lights, concessions, spectator stands.
- Evaluate moving Health, Exercise Science and Sport Management out of S.A.C. and into the academic complex.





# CAMPUS INPUT.

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- Provide clear guidance on the function and aesthetics of campus natural features and the landscape.
- Provide high quality natural areas for outdoor study near the campus core.
- Minimize impact from disc golf on outdoor study and natural areas.
- Maintain the forest connection between Greenquist Woods and Pike River.
- Assess the potential for prairie restoration on the northeast campus.
- Activate outdoor campus quads and connect to internal circulation, spaces.





# CAMPUS INPUT.

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- Address distribution and location of commuter, visitor, & resident parking.
- Improve campus visitor parking and convenience of ADA parking.
- Improve campus bus drop-offs and locations relative to parking, facilities.
- Maximize connections / efficiency of campus & regional transit service.
- Evaluate options for future use of South University Drive.
- Improve internal wayfinding and circulation.
- Improve connections between L1, D1, and outdoor circulation, spaces.





# CAMPUS INPUT.

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- Coordinate recommendations with infrastructure capacity, upgrades.
- Connect buildings to central utilities where appropriate
- Consider alternative energy strategies for campus.
- Develop innovative storm water strategies that exceed minimum standards and address flood risk mitigation.
- Use campus to demonstrate regionally appropriate sustainable technologies.





# CAMPUS INPUT.

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- Preserve the image of an academic complex surrounded by nature.
- Update the campus and facilities to function for 21<sup>st</sup> century students.
- Enhance campus edges and entrances to convey the campus experience.
- Create a stronger sense of place in outdoor spaces and quads.



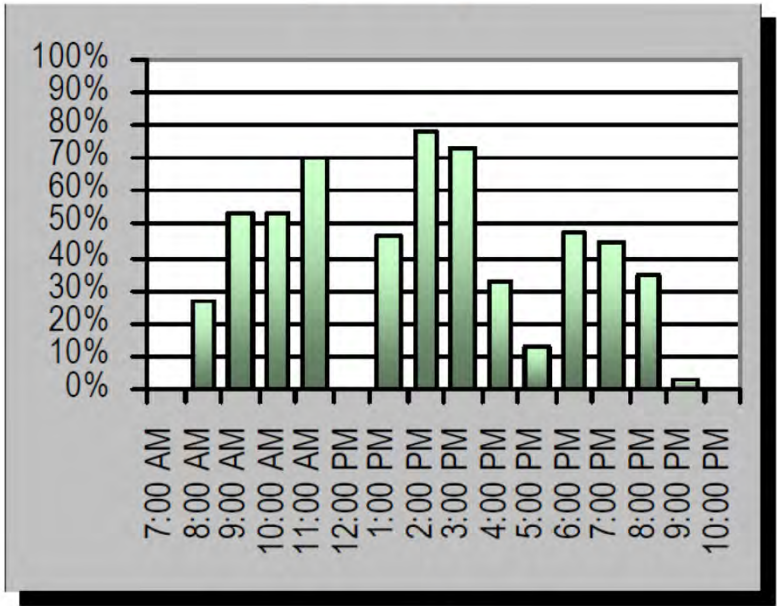


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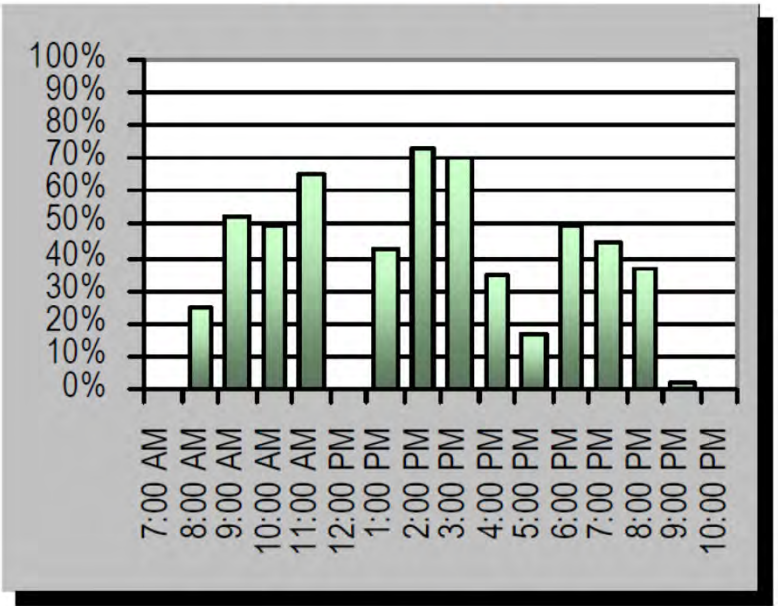
# **Analysis Summary**

# CLASSROOM USE BY DAY AND TIME.

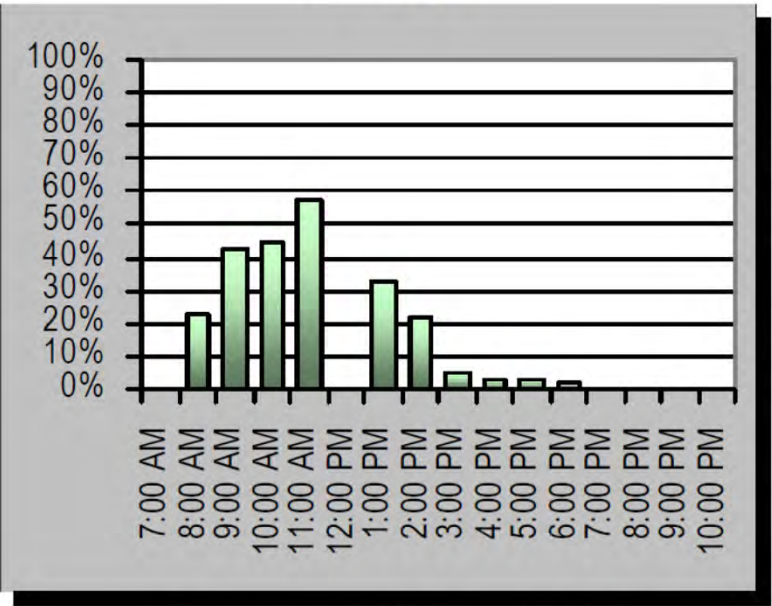
**Percent of Classrooms In Use**  
*Monday*



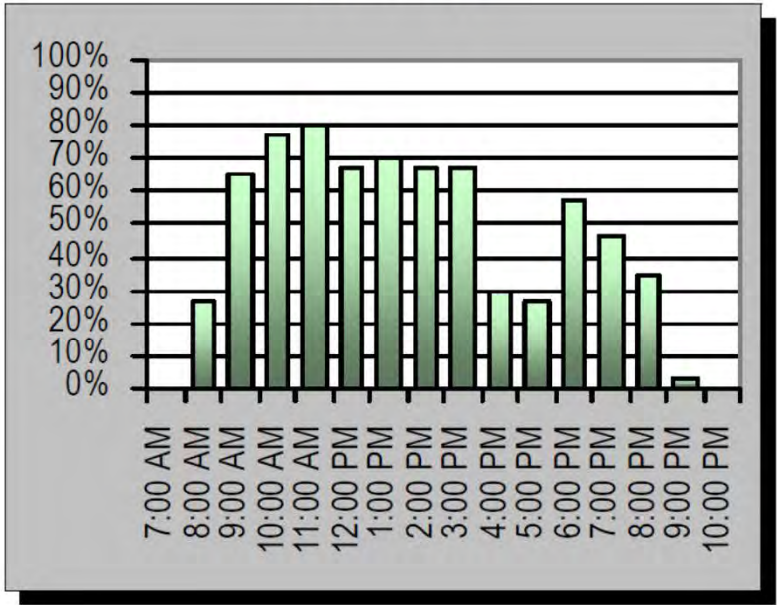
*Wednesday*



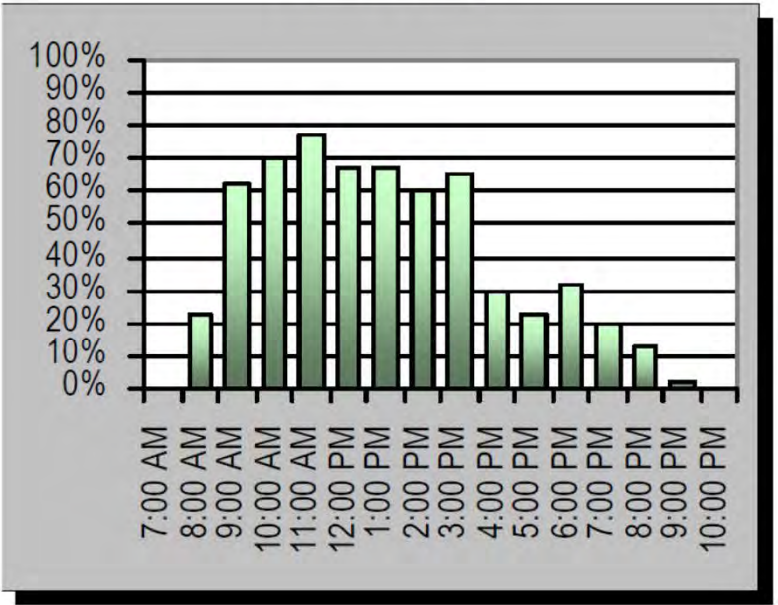
*Friday*



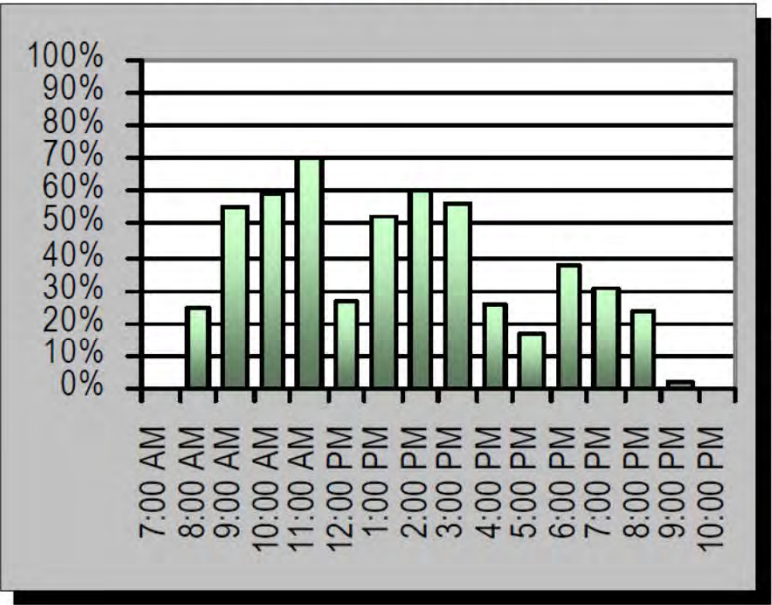
*Tuesday*



*Thursday*



*Average (Mon-Fri)*





# CLASSROOM UTILIZATION.

## Classroom Utilization Analysis by Building Summary

Building Name and Id		No. of Rooms	Average Room Size	Average ASF per Station	Average Section Size	Weekly Seat Hours	Average Weekly Room Hours	Hours in Use Student Station Occupancy %
Rgnl Cntr for Arts and Humanities <i>R/TA</i>		10	1,061	20	26	13.3	27	50%
Greenquist Hall <i>GRNQ</i>		8	1,139	16	39	11.9	20	63%
Molinaro Hall <i>MOLN</i>		36	927	20	29	15.6	24	63%
Sports & Activity Center <i>SAC</i>		3	770	17	30	15.3	24	65%
Tallent Hall <i>TLNT</i>		3	1,000	21	30	4.7	8	76%
<i>Total No. of Rooms = 60</i>		<b>AVERAGE</b>	973	19	30	14.0	23	61%
UW System Goals Current: Proposed:				25		23.5	35	67%
				25		26.8	40	67%

# TEACHING LABORATORY UTILIZATION.

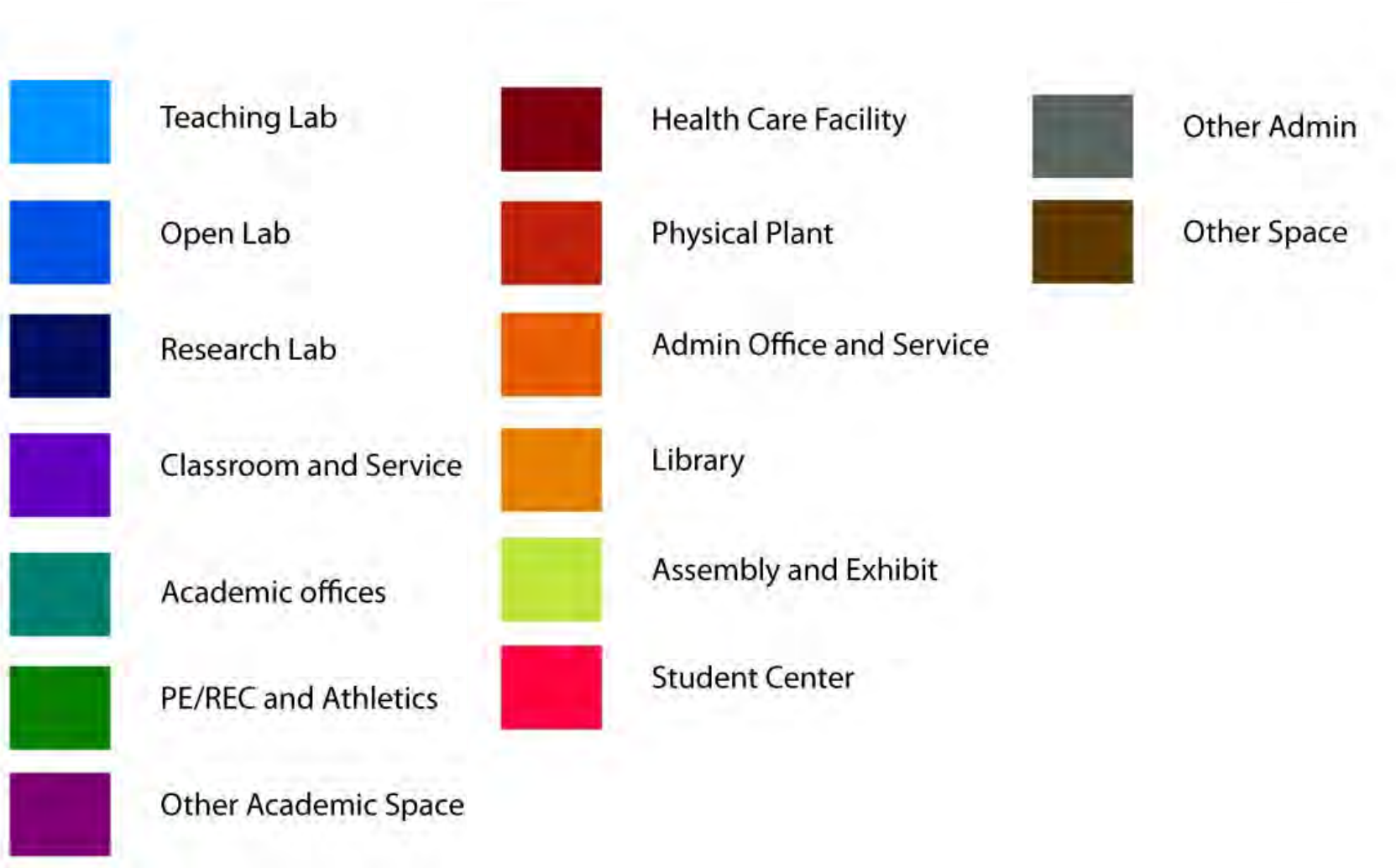
## Teaching Laboratory Utilization Analysis by Building Summary

Building Name and Id		No. of Rooms	Average Room Size	Average ASF per Station	Average Section Size	Weekly Seat Hours	Average Weekly Room Hours	Hours in Use Student Station Occupancy %
Rgnl Cntr for Arts and Humanities <i>RITA</i>		13	1,188	45	15	5.5	10	68%
Greenquist Hall <i>GRNQ</i>		26	989	46	14	7.5	10	73%
Molinaro Hall <i>MOLN</i>		15	1,209	48	12	8.0	11	59%
Sports & Activity Center <i>SAC</i>		2	3,147	70	18	3.4	9	40%
Wylie Hall <i>WYLL</i>		4	1,173	60	11	11.3	15	65%
<i>Total No. of Rooms = 60</i>		<b>AVERAGE</b>	1,171	48	13	7.1	10	67%
UW System Goals Current: Proposed:						19.2	24	80%
						25.6	32	80%



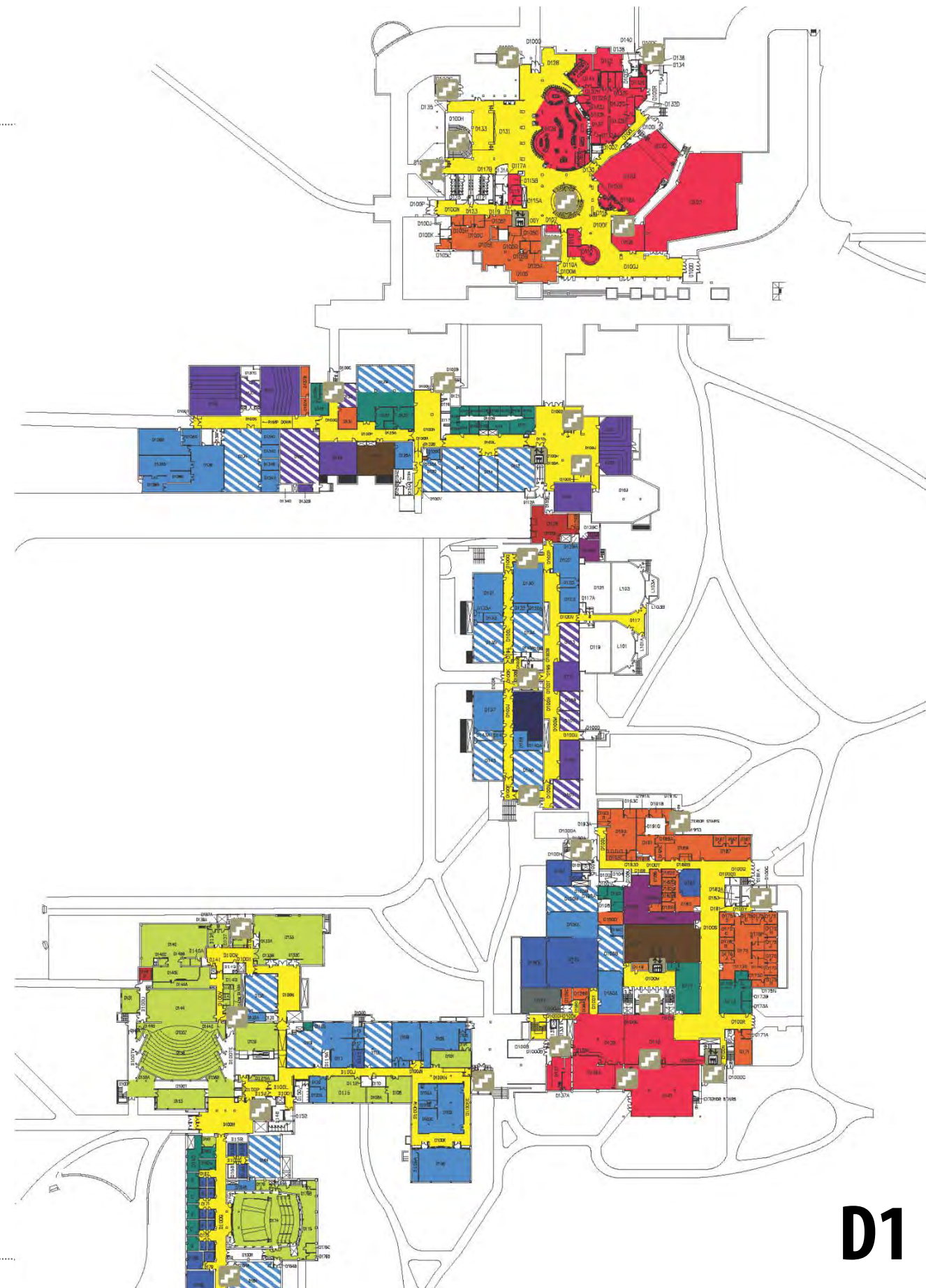
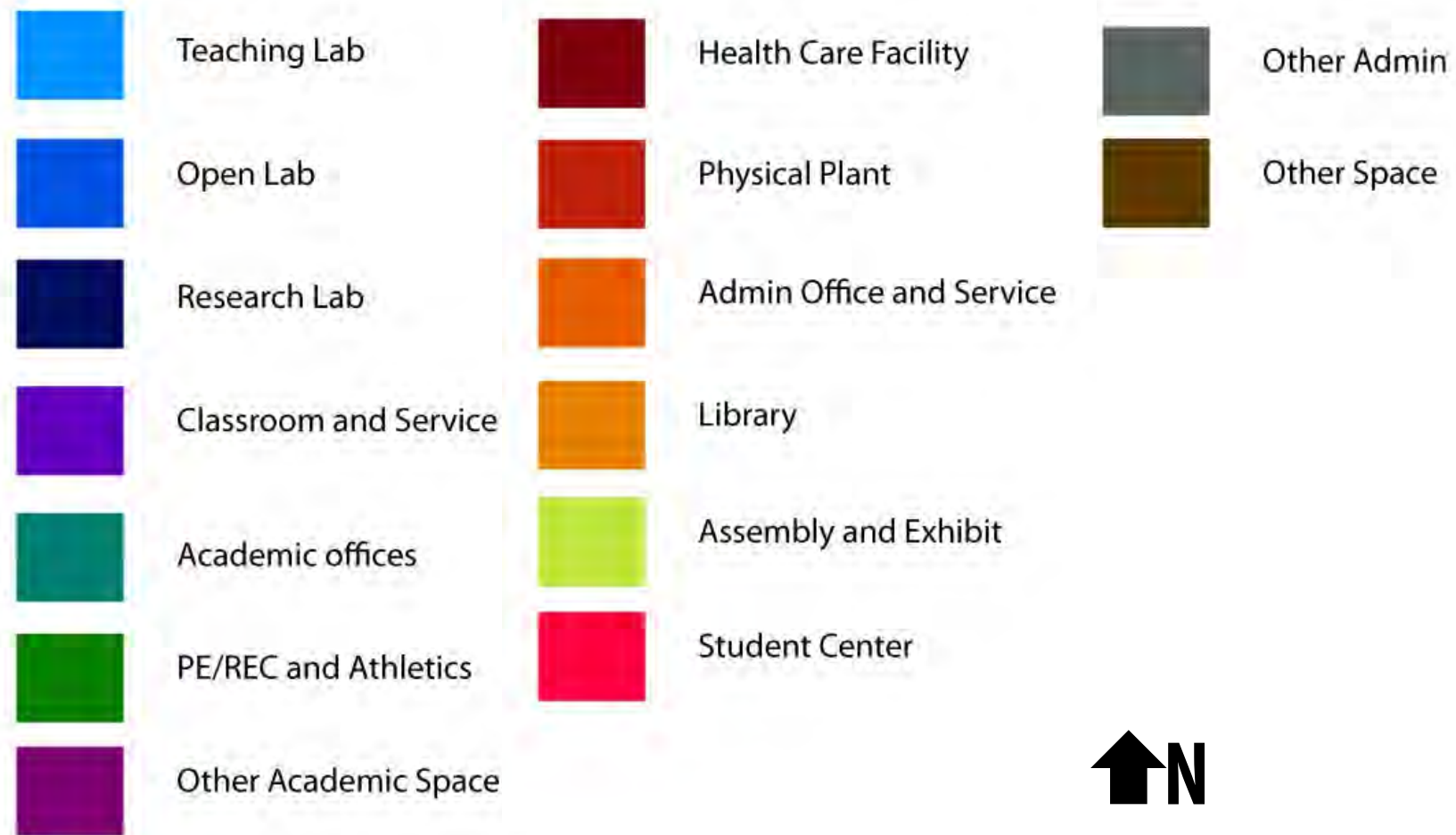
# SPACE INVENTORY.

- Academic Complex & Tallent Hall
  - Level-by-level mapping
  - Circulation in yellow
- Low utilized classrooms and teaching labs with white hatching
  - Weekly Seat Hours (WSH) that are below average for UW-Parkside
  - Nearly all UW-Parkside classrooms and teaching labs are below UW System guidelines (both current and future)



# SPACE INVENTORY.

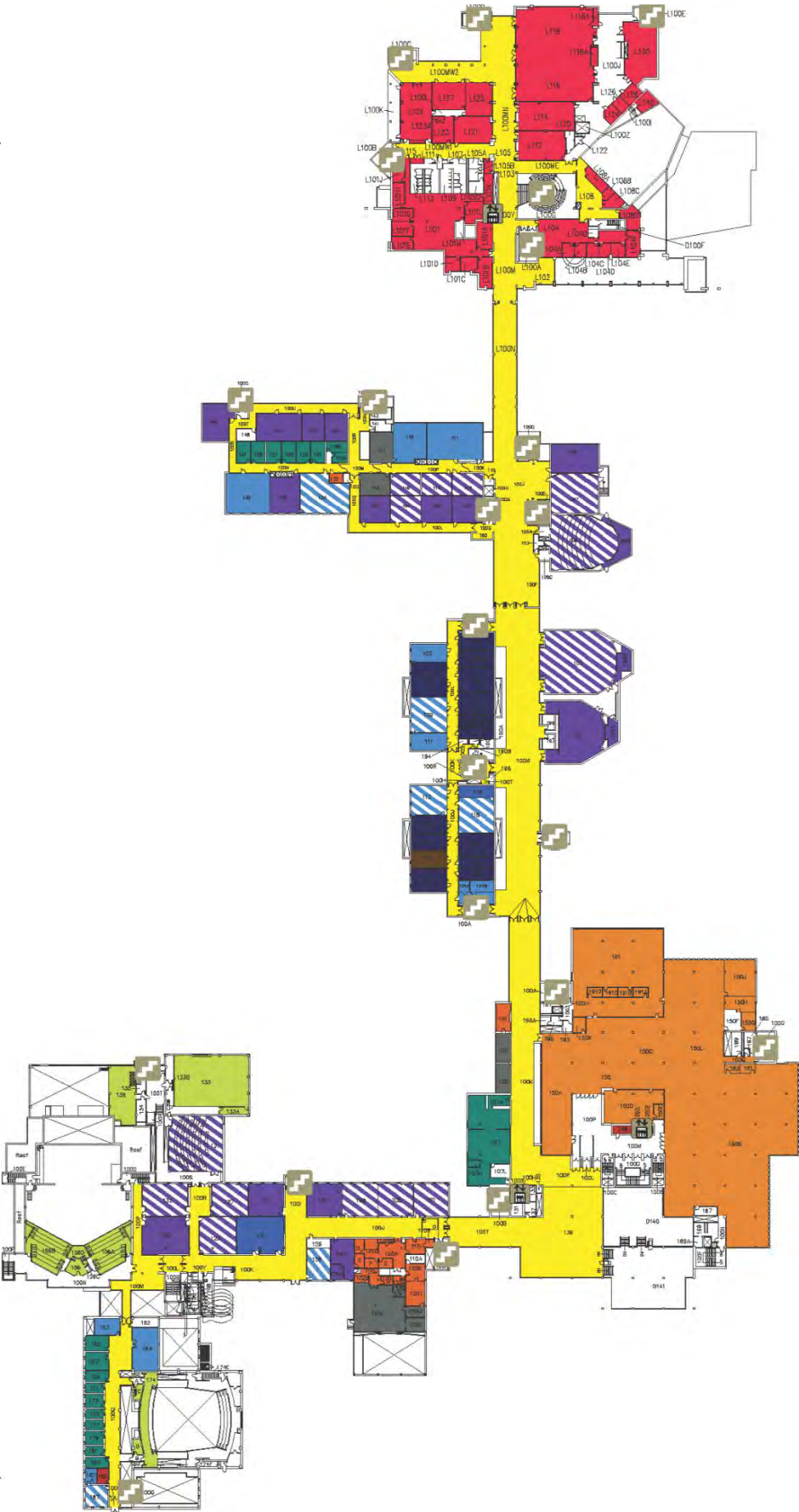
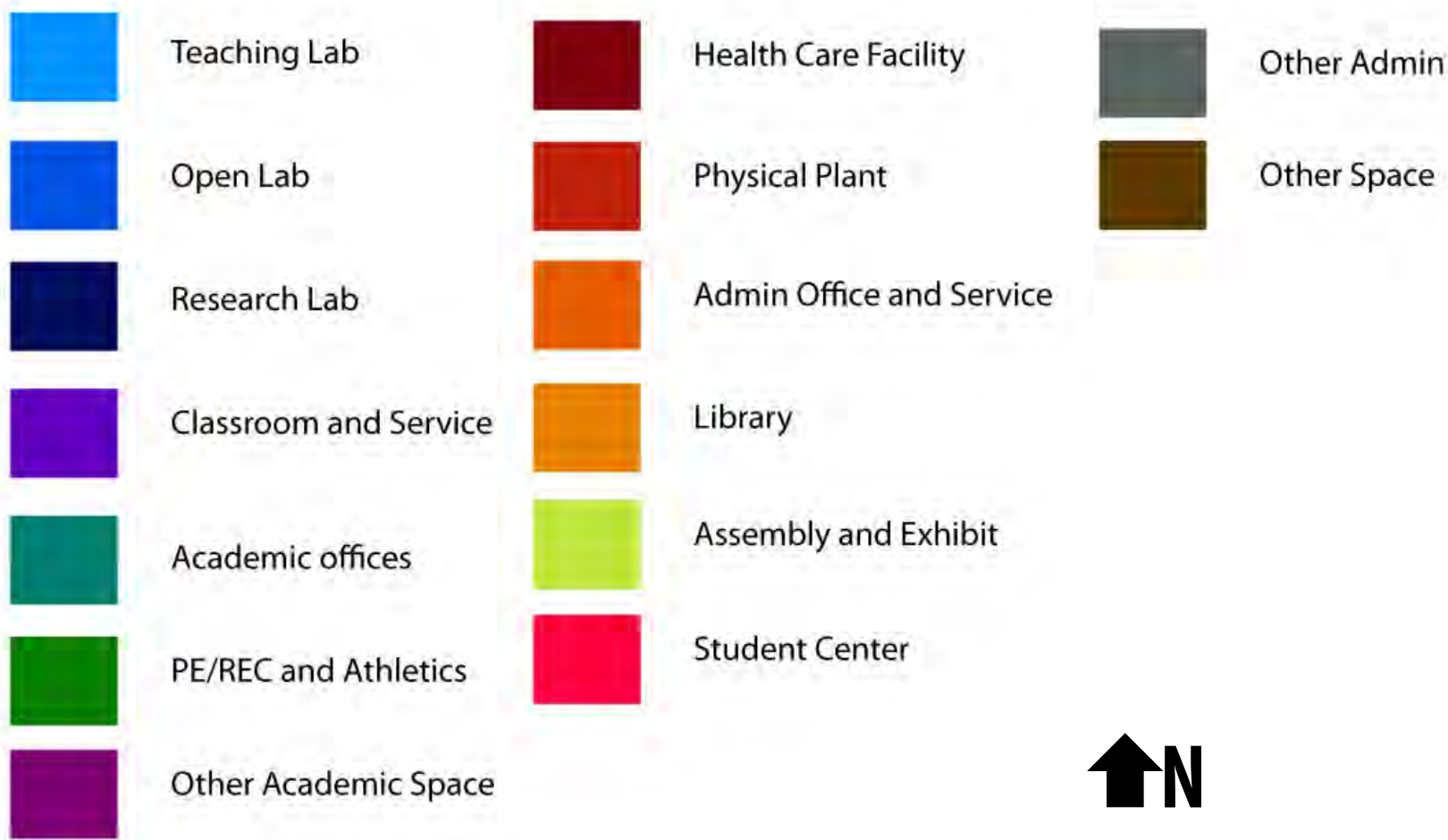
- Low utilized classrooms and teaching labs with white hatching
- Circulation in yellow





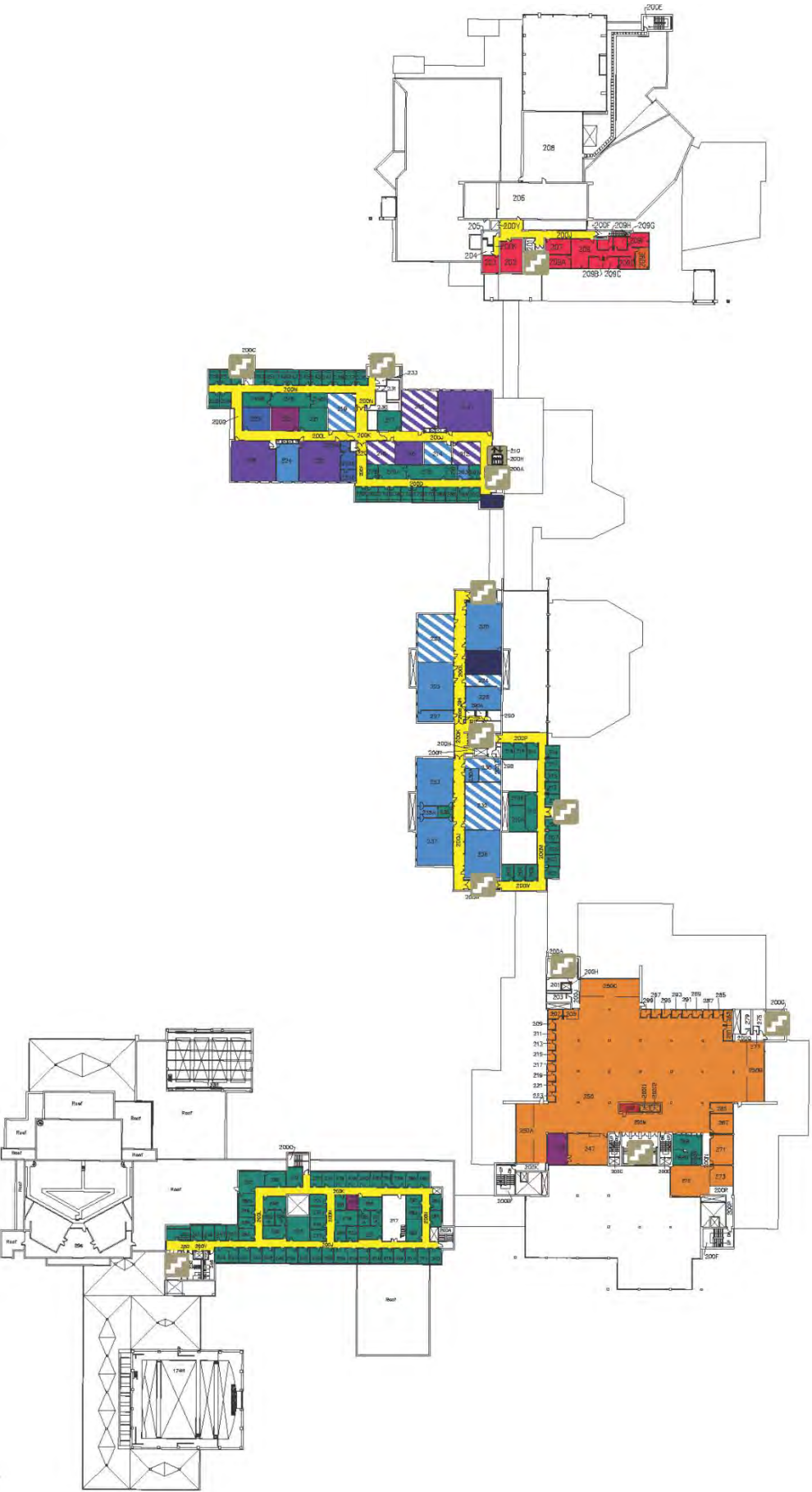
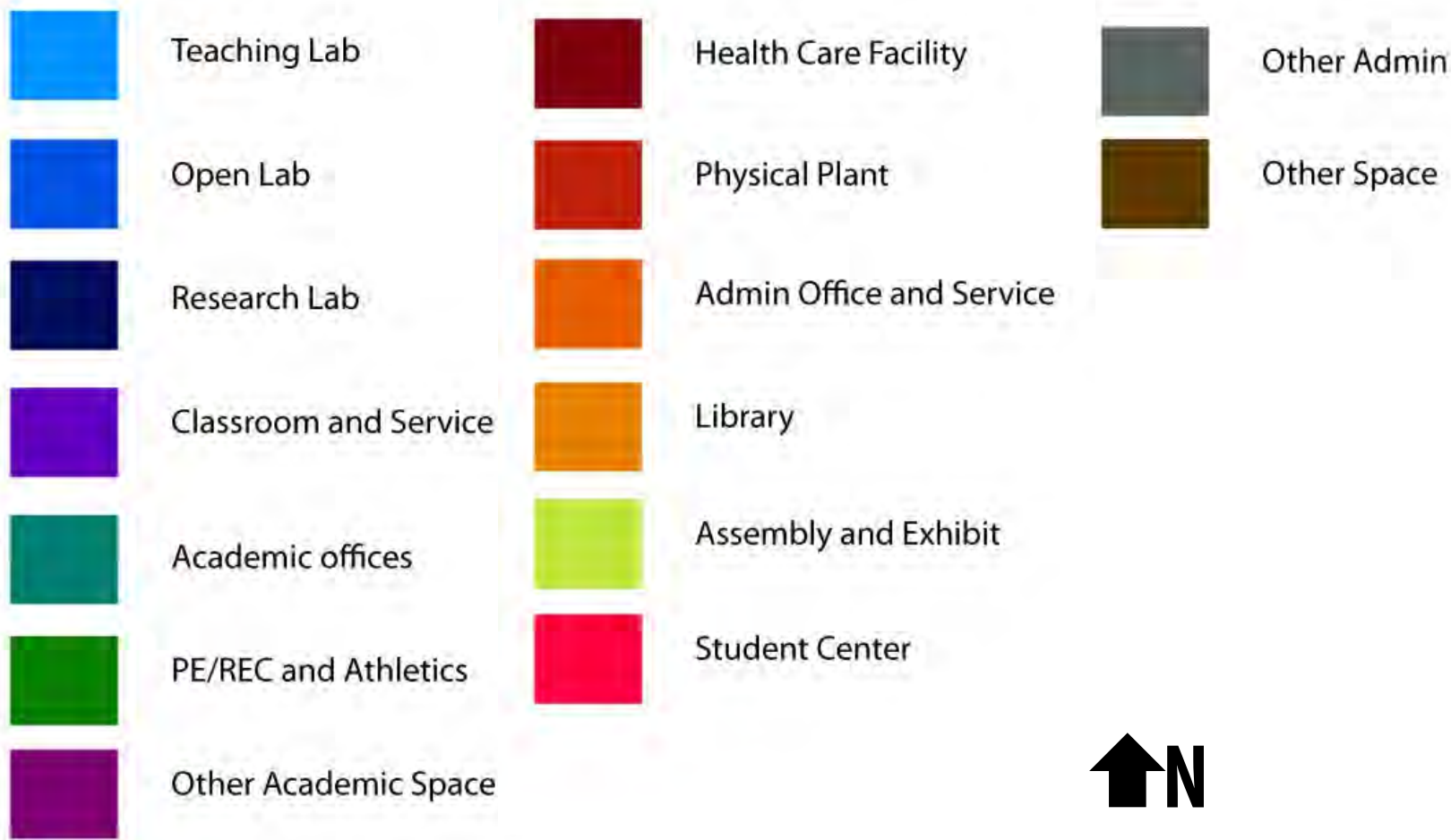
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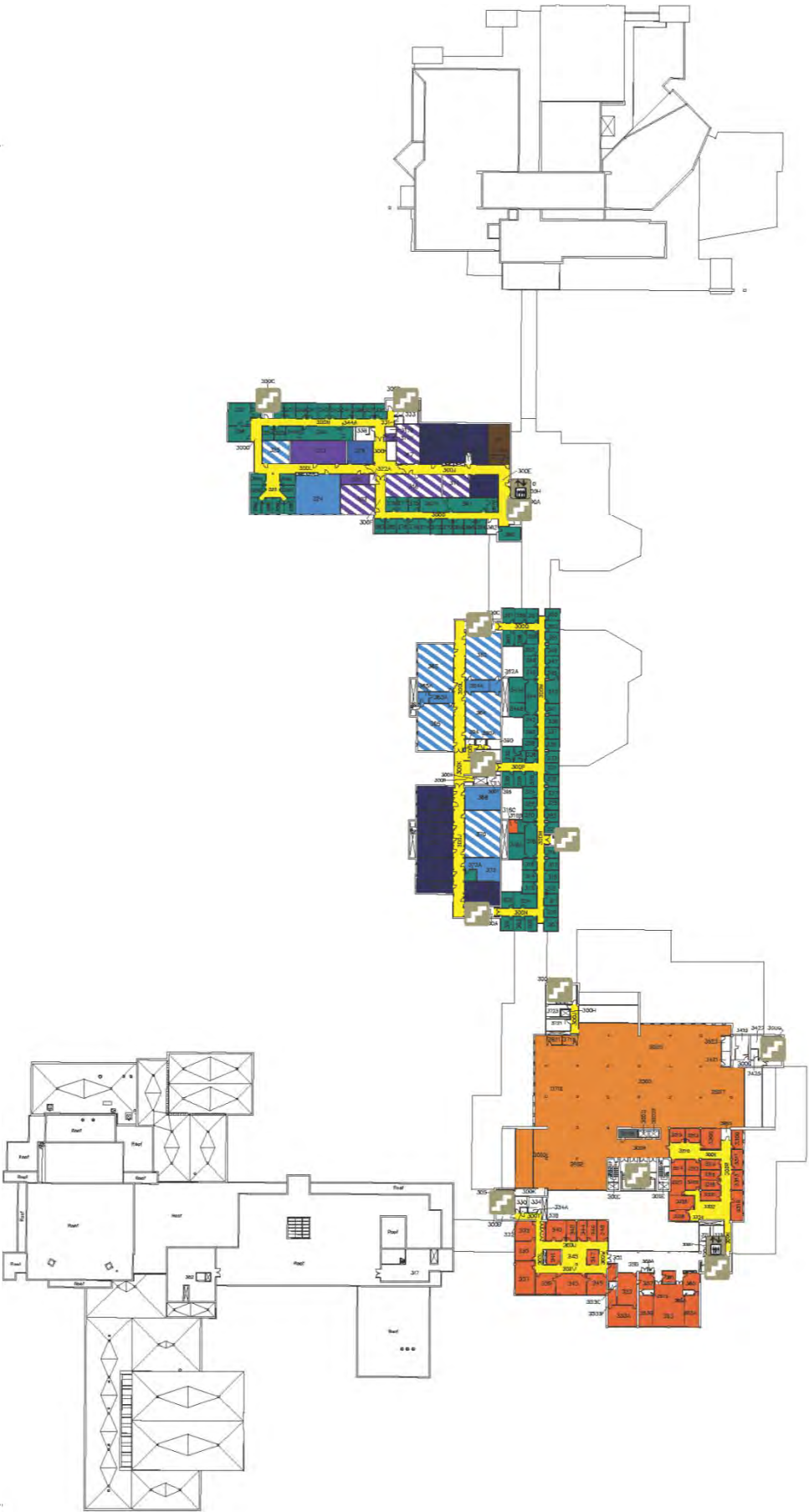
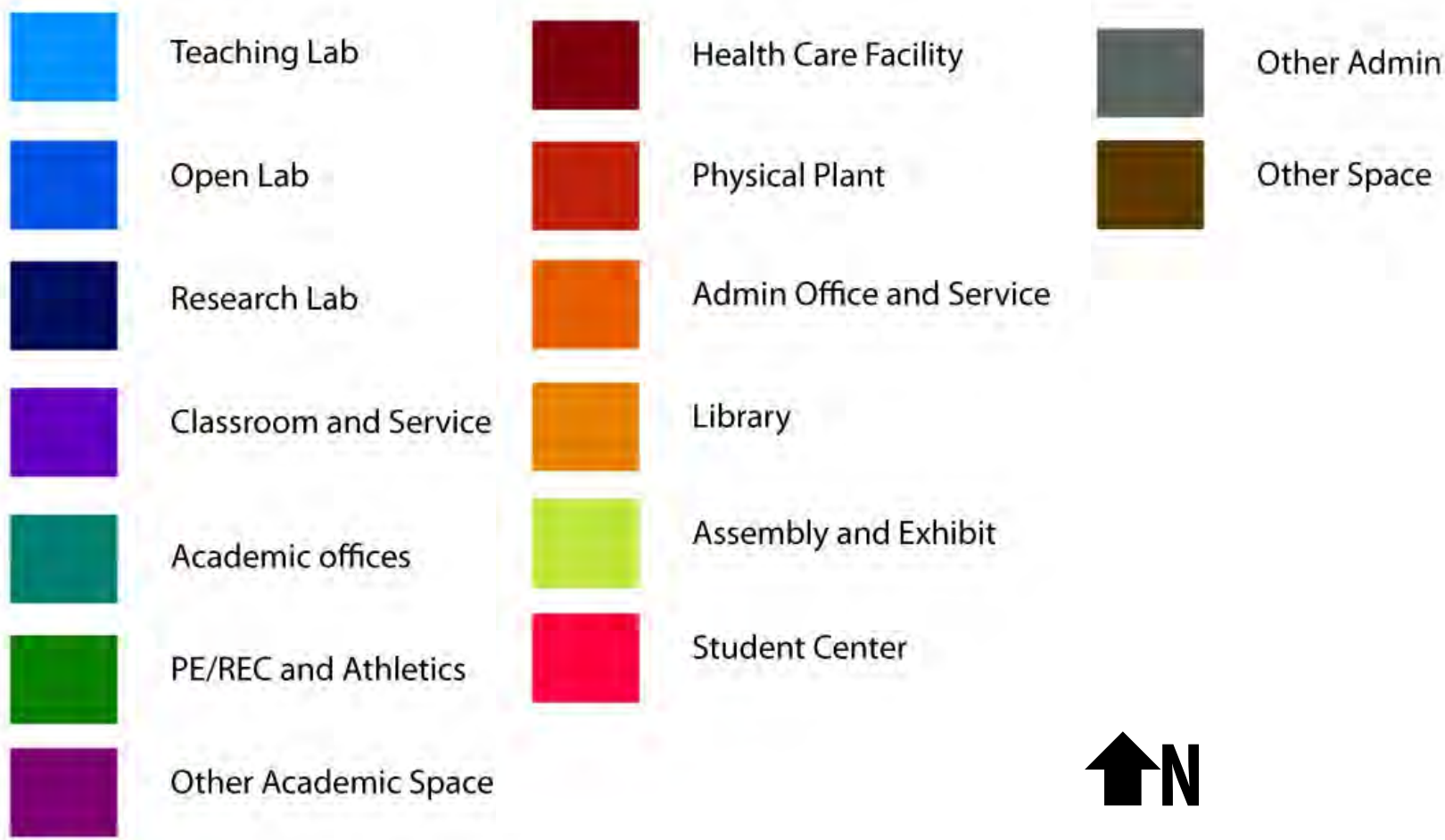
- Low utilized classrooms and teaching labs with white hatching
- Circulation in yellow





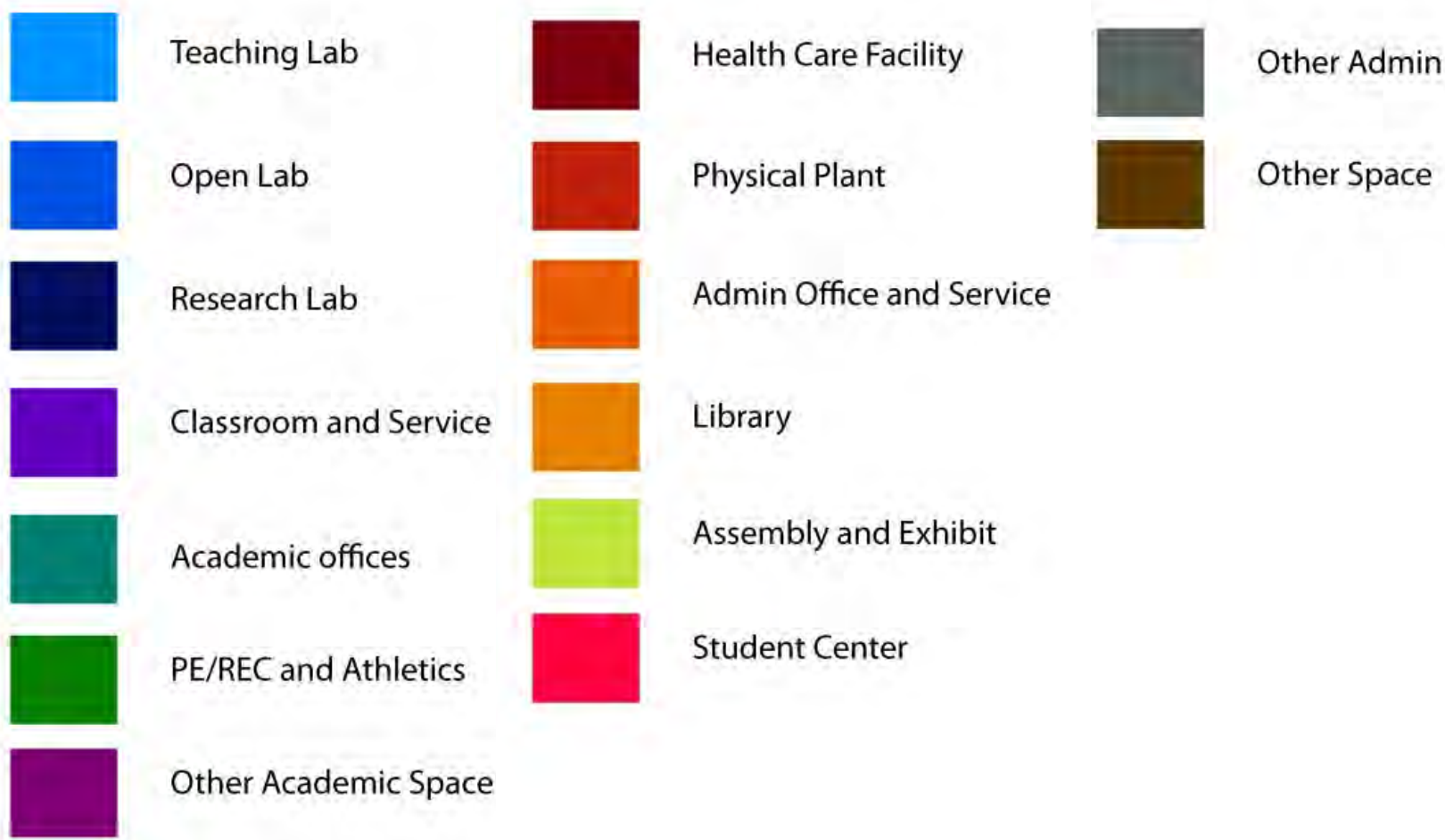
# SPACE INVENTORY.

- Low utilized classrooms and teaching labs with white hatching
- Circulation in yellow



# SPACE INVENTORY.

- Tallent Hall



Tallent



# PLAN HORIZON PROJECTIONS.

- On-Campus growth of 17% student headcount and FTE
- On-Line enrollment to 1,200 student headcount

Student Enrollment Projections

Student Enrollment	Unduplicated Headcount			2033 Percent Increase (from existing)
	Existing (Fall 2013)	Plan Horizon (2023)	Plan Horizon (2033)	
On-campus	4,592	5,119	5,362	17%
Off-campus	0	0	0	
On-line	25	500	1,200	
Total Student Headcount:	4,617	5,619	6,562	

Student Enrollment	Full Time Equivalent (FTE)			2033 Percent Increase (from existing)
	Existing (Fall 2013)	Plan Horizon (2023)	Plan Horizon (2033)	
On-campus	3,682	4,092	4,308	17%
Off-campus	0	0	0	
On-line	13	270	648	
Total Student FTE:	3,695	4,362	4,956	

Note: Plan Horizon projections provided by UW - Parkside.  
2023 plan horizon is 11% increase over existing.

# PLAN HORIZON PROJECTIONS.

- 20/1 student/faculty ratio at plan horizon
- Assumes on-line faculty housed on campus

Faculty and Staff Projections

Employee Type	Unduplicated Headcount			2033 Percent Increase (from existing)
	Existing (Fall 2013)	Plan Horizon (2023)	Plan Horizon (2033)	
Faculty Full Time  On-campus	176	182	191	
Faculty Part Time  On-campus	68	76	80	
Faculty   On-line (housed on campus)	0	27	65	
Faculty   Total	244	284	336	38%
Staff   Total	446	470	504	13%
Total Faculty & Staff FTE:	690	754	840	

Employee Type	Full-time Equivalent (FTE)			2033 Percent Increase (from existing)
	Existing (Fall 2013)	Plan Horizon (2023)	Plan Horizon (2033)	
Faculty Full Time  On-campus	176.00	181.62	191.20	
Faculty Part Time  On-campus	20.68	22.98	24.20	
Faculty   On-line (housed on campus)	0.00	13.50	32.40	
Faculty   Total	196.68	218.10	247.80	26%
Staff   Total	306.49	323.18	346.32	13%
Total Faculty & Staff FTE:	503.17	541.28	594.12	

Note: Student/Faculty ratio (FTE) at the two plan horizons assumed to be 20/1.  
On-line faculty headcount to FTE assumed to be 2/1.



# SPACE NEEDS ANALYSIS

- Future Needs by Category
  - Academic Space
  - Academic Support Space
  - Other Space
- Base Year 2012
- Plan Horizon 2033
  - Classrooms & Teaching Laboratories - Existing UW System Goals

Space Needs Analysis

2012				2033		
Space Category	BY Existing ASF	BY Guideline ASF	Surplus/ (Deficit)	TY Existing ASF	TY Guideline ASF	Surplus/ (Deficit)
<b>Academic Space</b>						
Classroom & Service	59,533	45,993	13,540	59,533	53,007	6,526
Teaching Laboratories	84,536	35,897	48,639	84,536	40,920	43,616
Open Laboratories	11,474	9,538	1,936	11,474	10,725	749
Research Laboratories	13,365	13,235	130	13,365	13,235	130
Academic Offices	55,110	52,740	2,370	55,110	64,710	(9,600)
PE/Rec & Athletics	119,351	119,351	0	119,351	131,651	(12,300)
Other Acad. Space	20,286	16,548	3,738	20,286	19,385	901
Academic Space Total	363,655	293,302	70,353	363,655	333,633	30,022
<b>Academic Support Space</b>						
Admin. Offices & Service	46,465	36,935	9,530	46,465	38,695	7,770
Library	78,089	66,877	11,212	78,089	74,337	3,752
Assembly & Exhibit	51,368	27,451	23,917	51,368	27,451	23,917
Student Center	74,895	71,535	3,360	74,895	80,431	(5,536)
Health Care Facilities	1,921	1,839	82	1,921	2,154	(233)
Physical Plant	54,648	51,649	2,999	54,648	51,649	2,999
Other Admin. Space	26,714	23,845	2,869	26,714	26,810	(96)
Academic Support Space Total	334,100	280,131	53,969	334,100	301,527	32,573
<b>Other Space</b>						
Child Care Center	5,234			5,234		
Space Available for Reuse	8,334			8,334		
Outside Organizations	4,318			4,318		
Other Space Total	17,886			17,886		
CAMPUS TOTAL	715,641	573,433	124,322	715,641	635,160	62,595

ASF = Assignable Square Feet

# SPACE NEEDS SUMMARY.

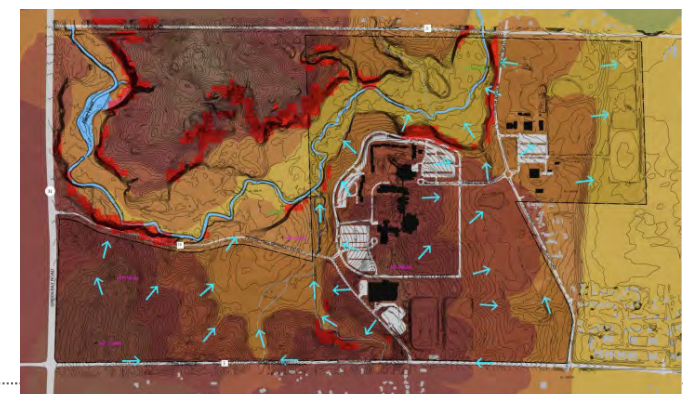
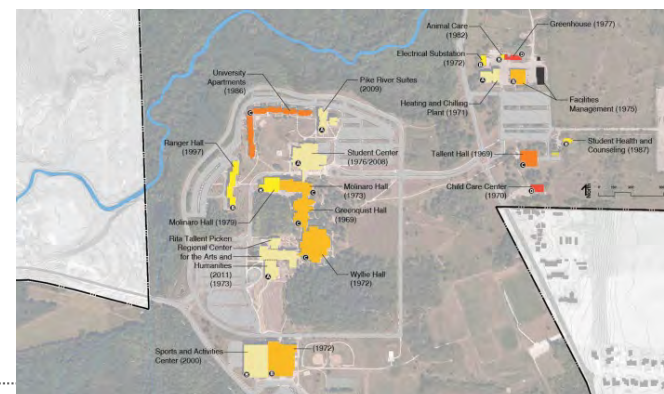
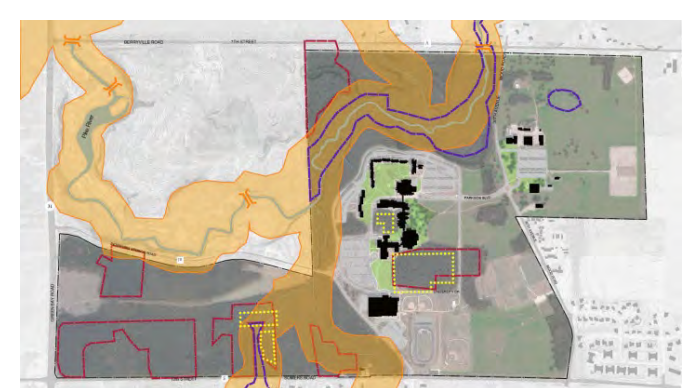
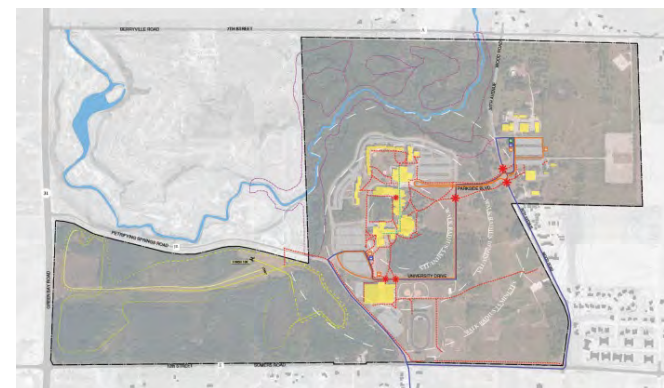
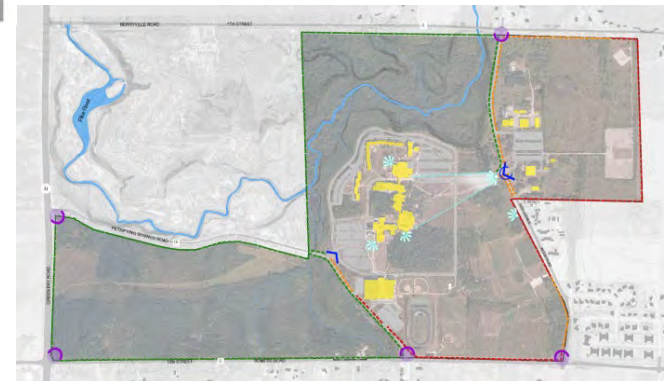
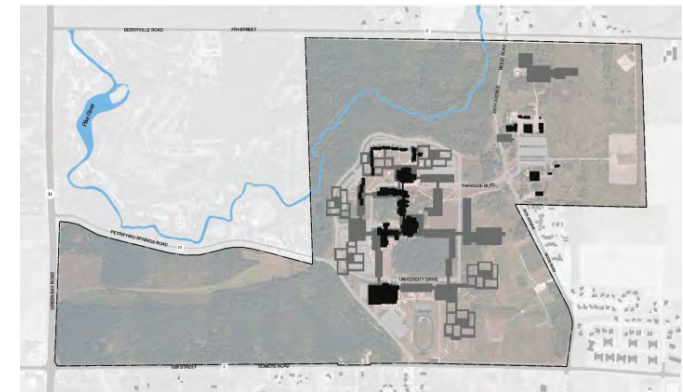
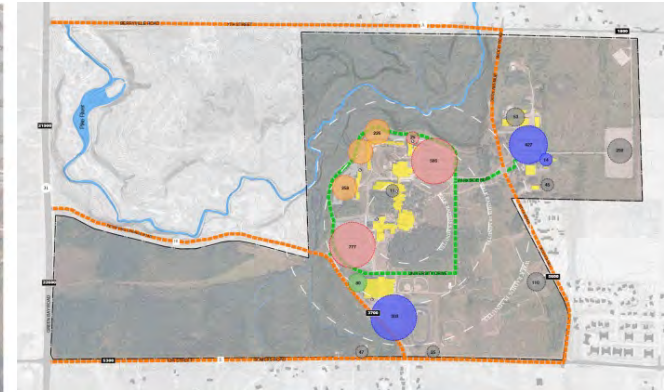
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- There is **capacity** to meet future enrollment target.
  - Existing space is **underutilized** per current and proposed guidelines.
  - **Modest future space needs** in Academic Offices, Rec & Athletics, and Student Center.
  - There is opportunity to increase utilization through **conversion, consolidation** of space.
  - Space Needs Analysis is about quantity. It does not address **educational adequacy or quality** of space to meet modern teaching, science needs.
-



# CAMPUS SITE ANALYSIS.

- Topography and Drainage
- Natural Landscape
- Open Space Regulations
- Edges and Gateways
- Original Development Pattern
- Building Condition
- Residential Facilities
- External/Internal Connection
- Vehicular Circulation and Parking
- Pedestrian, Bike, and Transit Circulation



# CAMPUS SITE ANALYSIS.

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- Preserve significant **natural resources** (wetlands, old growth forests, restored prairies, floodplain)
  - Good edge character, should improve the campus edge in athletic and edge parking areas
  - **Wyllie Hall** was designed as the heart of campus
  - Although relatively few students live on campus, **increase on-campus housing** to support retention goals
  - Expand the routes to get into the academic core and among levels
  - Improve **access to Tallent Hall** academic spaces
  - Assume that students will continue to **drive** to campus.
  - Provide **parking closer** to the academic core
  - Expect significant **utility system upgrades/replacements** in Molinaro, Greenquist, and Wyllie Halls
  - Address **building condition** concerns with University Apartments, Tallent Hall and Tallent South Surplus Building
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# Guiding Principles

# UW-PARKSIDE STRATEGIC PLAN.

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## 6 Strategic Directions:

- Student Success
- Optimal Enrollment
- Academic Rigor
- Inclusivity and Diversity
- Campus Culture
- Community Engagement





# PLANNING THE FUTURE OF UW-P.

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## Big Ideas

- Embrace the student population we have
- Exude academics – broadcast positive track record
- Add **third entrance & parking** at Wyllie Hall
- Need **one-stop shop** for student success
- Bring back day care or find a place on campus for at least 0-2 year olds
- Library vs. Main Place events
- Increase “helpfulness”, especially financial aid process, returning students
- Move to **Division III** for sports, compete more locally
- Upgrade labs and classrooms
- Refresh aging classrooms
- Integrate arts across campus
- Green roofs, walking trails, nature education
- UW-P has the largest campus by land area of UW system – **go outside!**
- Expand housing, more resources, create a sense of **home**
- Need “**cool hang out place** to study with close access to tutoring, etc.”
- Need places to recharge, food, drink next to Learning Commons
- A special place for **veterans** where they can socialize, hold meetings, study, computer lab

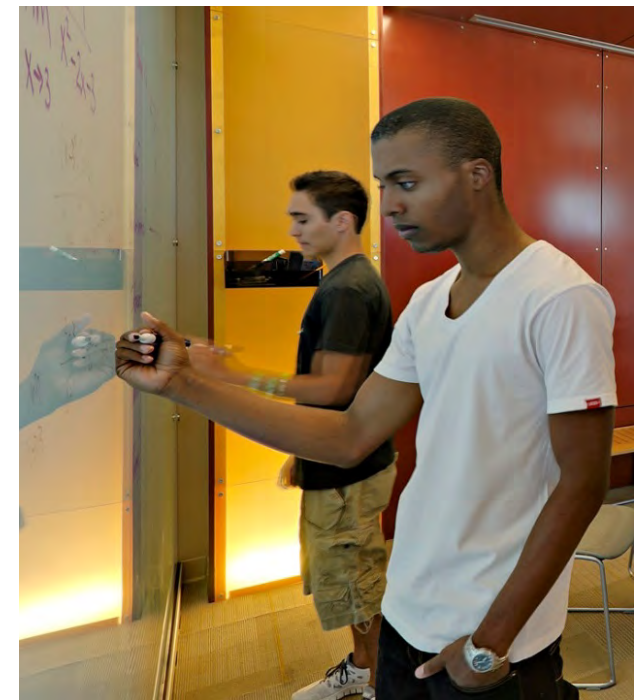
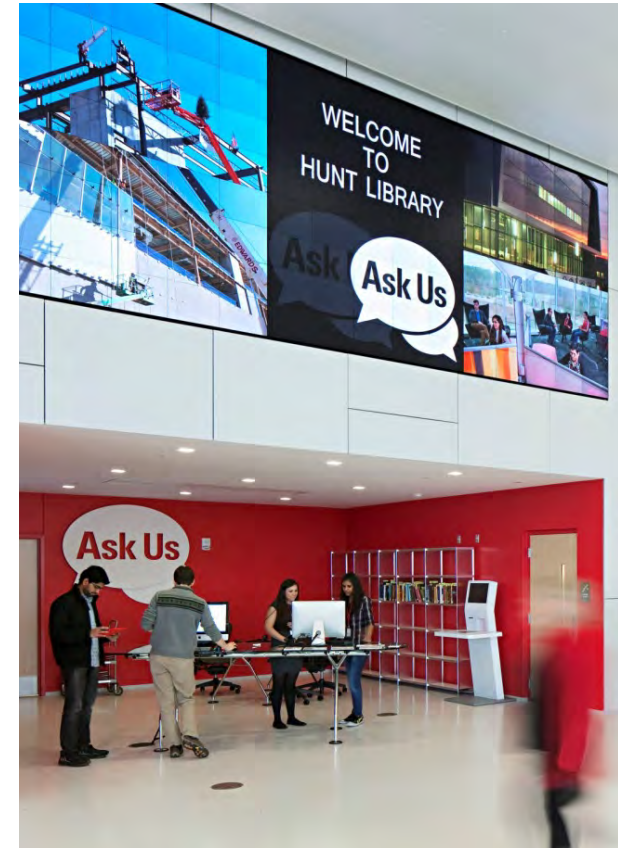
## Statistics

- 126 active participants, offering **hundreds** of ideas
  - Join the discussion! [masterplan.uwp.edu](https://masterplan.uwp.edu)
-

# GUIDING PRINCIPLES.

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- Keep UW-Parkside a Future-Forward Campus
- Increase the Variety of Learning Environments
- Enhance Inclusiveness and Student-Focus
- Improve Facility Function and Efficiency
- Further Enhance and Balance Campus Sustainability

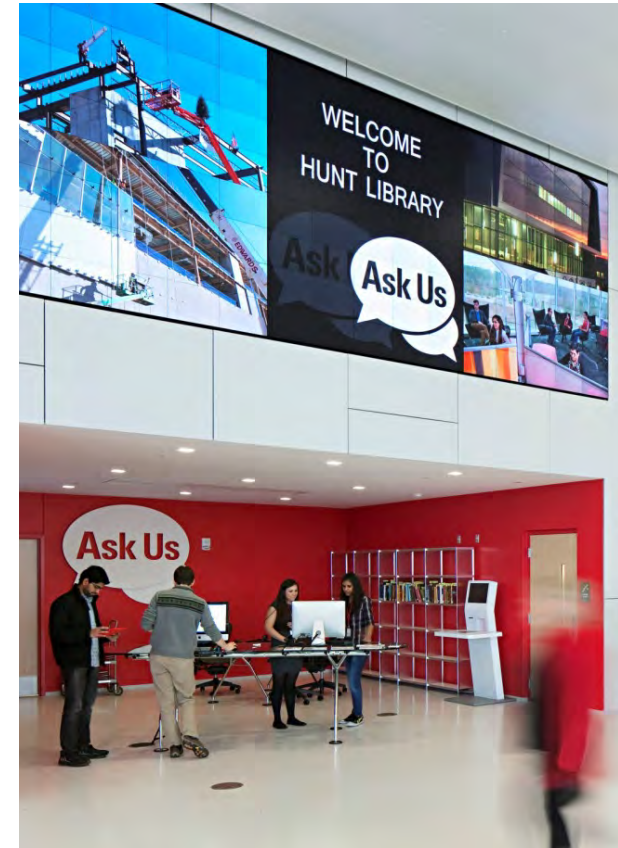




# GUIDING PRINCIPLES.

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- Keep UW-Parkside a Future-Forward Campus
    - “machine in the garden”, upgrade learning spaces
  - Increase the Variety of Learning Environments
    - Experiential, high impact classrooms
    - Expanded and improved outdoor learning labs
    - Community partnerships
  - Enhance Inclusiveness and Student-Focus
    - Conveniently located services
    - Inclusive ‘home base’ for students in Student Success Ctr.
    - New third entrance, enhanced accessibility and transit
  - Improve Facility Function and Efficiency
    - Consolidation and increased utilization
    - Renovation, renewal, and re-purposed space
  - Further Enhance and Balance Campus Sustainability
    - Enrollment targets, funding availability, social engagement and restoration of natural systems
- 



**④**

**Preliminary Master Plan**



# FRAMEWORK PLAN.

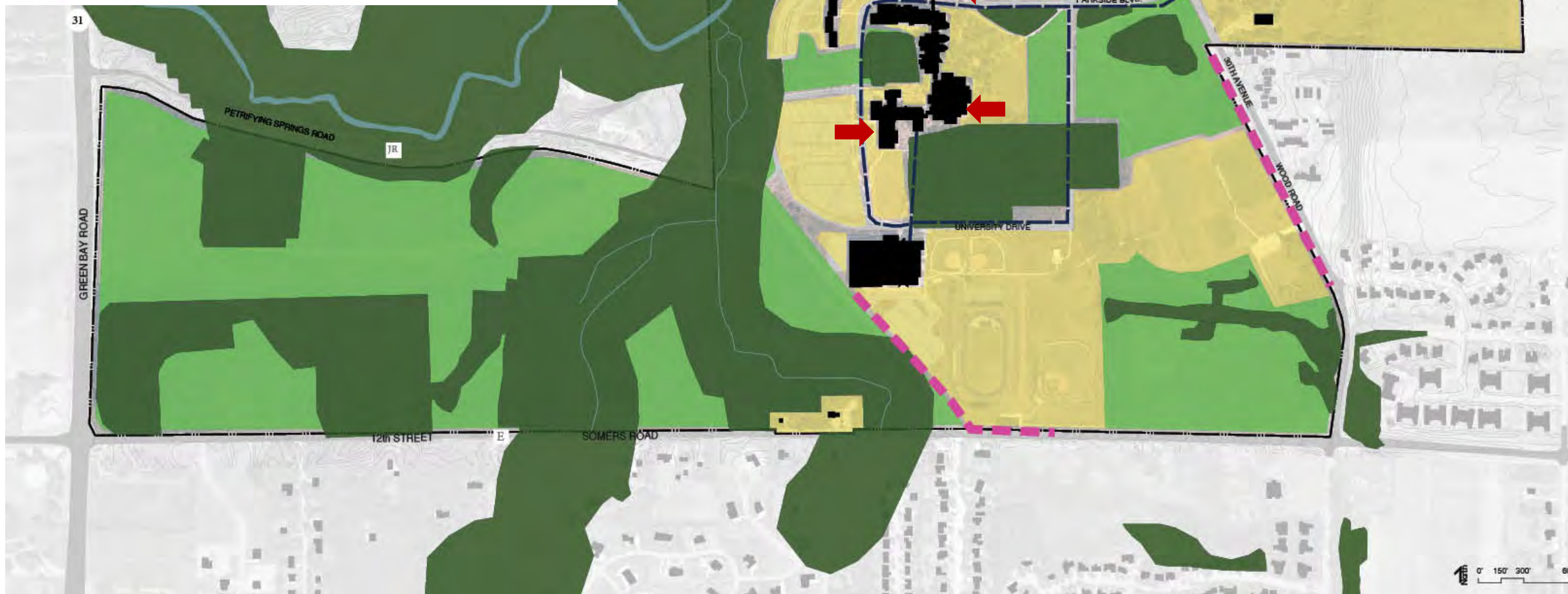
## LEGEND

- POTENTIAL REDEVELOPMENT OPPORTUNITY
- OPEN SPACE RESERVATION AREA
- OPEN SPACE PRESERVATION AREA

UTILITY CORRIDOR

EDGE ENHANCEMENT

ACADEMIC COMPLEX PORTAL



- Sufficient land for permanent preservation, interim reservation, and growth areas
- Framework is the basis of the draft preliminary plan



# PRELIMINARY MASTER PLAN.

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## Draft Preliminary Master Plan

- First draft of recommendations for exterior and interior spaces
- Drawn from the Framework Plan – open space to preserve and reserve, programmed near-term projects
- Not the final answer





# PLAN ALTERNATIVES.

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## Plan Alternatives

- What if? brainstorming
- A spur for campus discussion and debate
- Multiple ways to meet similar campus needs
- Depict multiple ways that a similar program can be accommodated
- Depict solutions that campus has already discussed, and show new solutions
- Depict both existing and new patterns – physical and investment
- Can include ideas that are a stretch, but that will provoke debate and decisions



# PLAN CONCEPTS.

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## Synergy

- Consolidate and re-purpose space
- Put the right use in the right place
- Integrate community outreach with faculty and campus expertise

## Social Density

- Bring people together in the academic complex
- Focus programs in high density locations

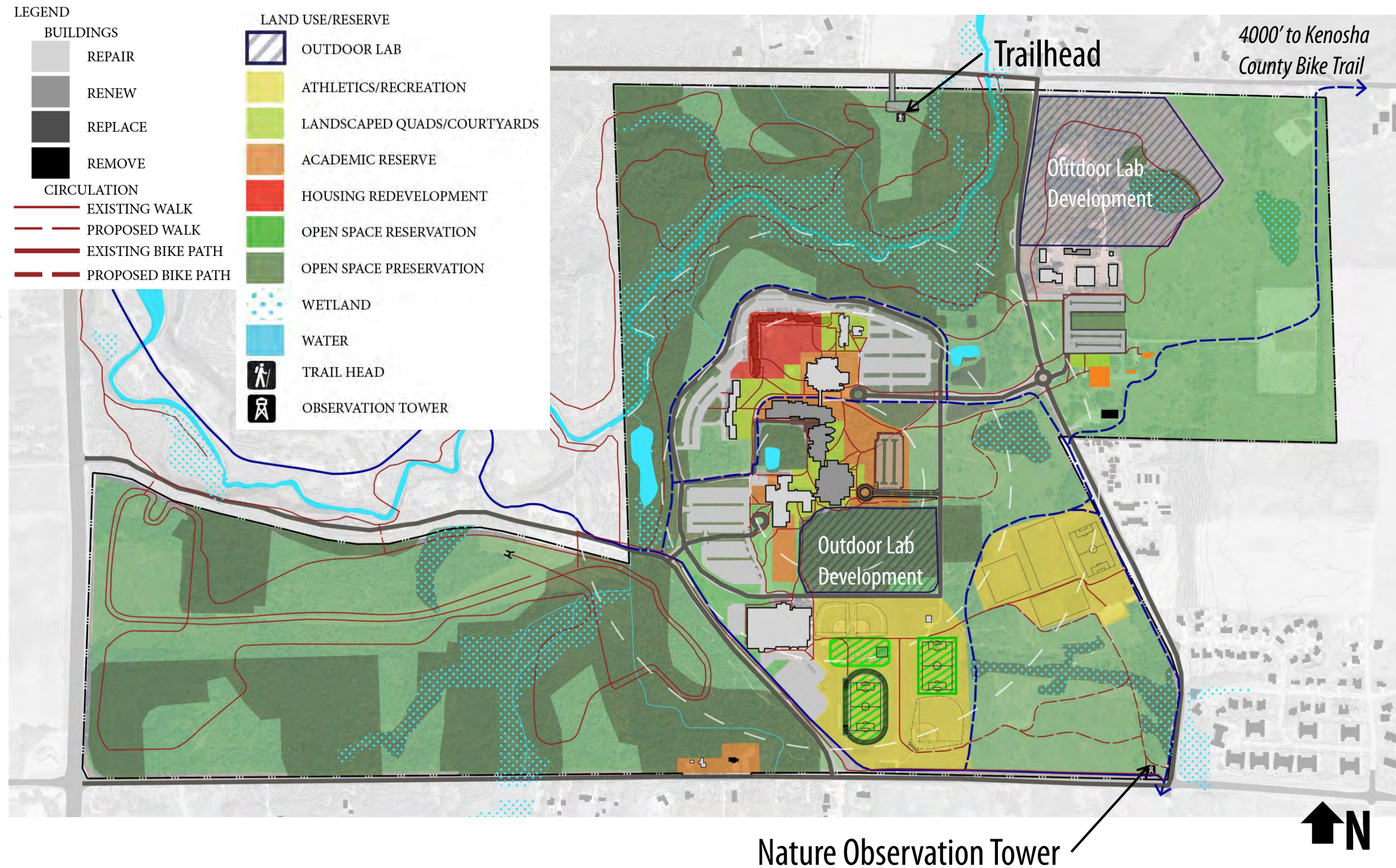
## Connectivity

- Connect the campus internally and to its environment
  - Connect to the region - welcome the community onto campus through learning, recreation, sports and cultural events, & economic development
-



# PRELIMINARY MASTER PLAN.

- Building renovation, consolidation, and re-purposing
- New campus entrance at Wyllie Hall
- New parking to serve Student Success Center
- Natural features preservation and restoration
- Enhanced outdoor lab zones
- Campus-wide hiking and biking trail network
- New campus gateways





# PRELIMINARY MASTER PLAN.

## Outdoor Athletics/ Recreation

- Reconstruct track and inner field with synthetic soccer field within broken-back track
- Game Day Experience - restrooms, concessions, shelter, event plaza
- Longer term: second synthetic field north of baseball
- Maintain grass soccer/recreation complex

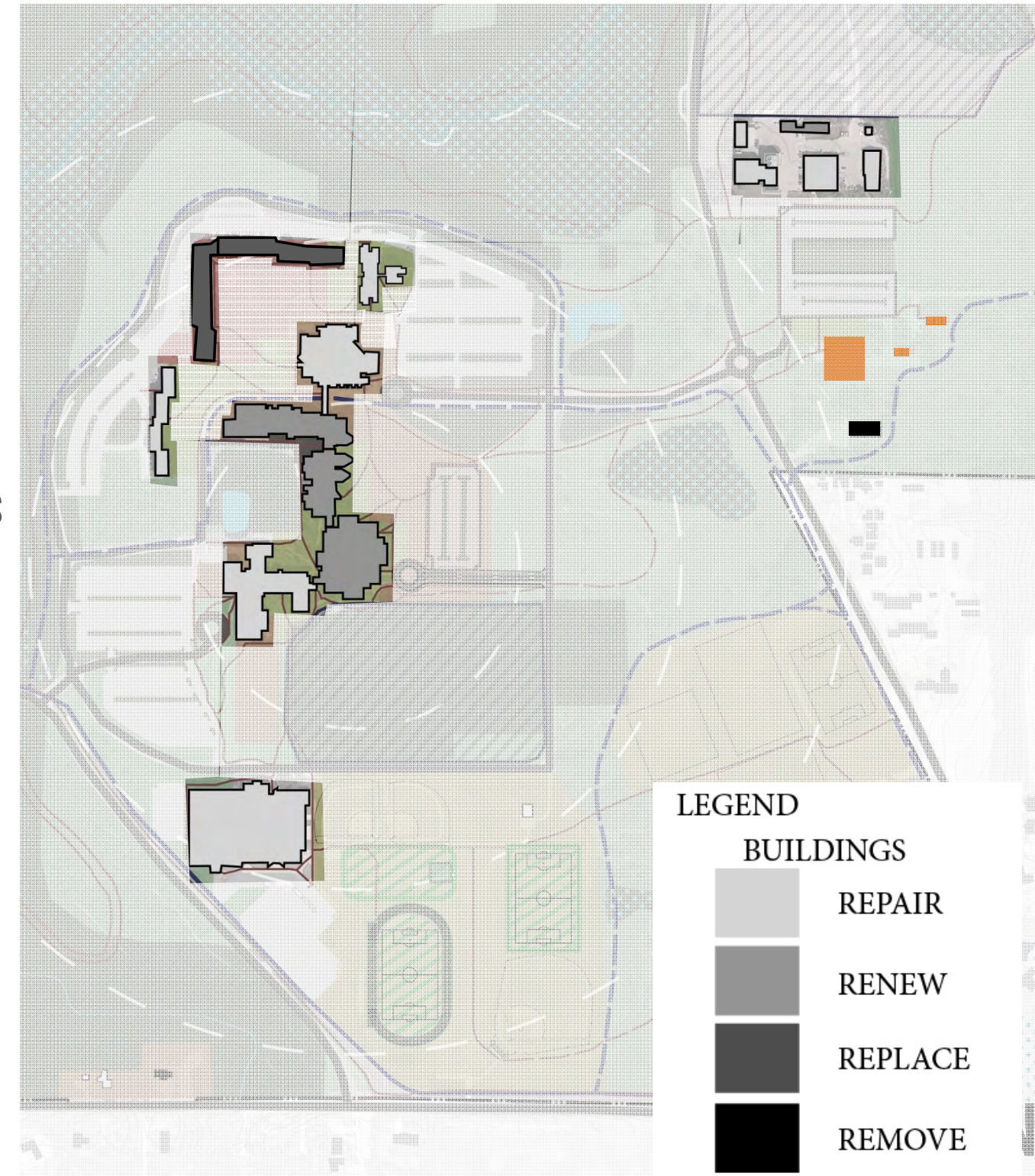




# PRELIMINARY MASTER PLAN.

## Building Investment Scale

- **Repair** - Minor and continuous system improvements
  - Student Center, Rita, SAC, Ranger, Pike
- **Renew** – Significant space improvements coordinated with comprehensive system upgrades
  - Molinaro, Greenquist, Wyllie, Greenhouse
- **Replace** – Stop investing, demolish, replace with new building
  - University Apartments
- **Remove** – Stop investing, eventually demolish, repurpose site
  - Tallent South, Regional Staff Development Center





# PRELIMINARY MASTER PLAN.

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## Student Center

- Renovated and expanded space is working well
- Recommend modest repurposing





# PRELIMINARY MASTER PLAN.

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## Molinaro Hall

- Renovate a portion of the low utilized classrooms and teaching labs to increase utilization
- Repurpose a portion of low utilized classrooms and teaching labs and unused space
  - Potential for university functions to move into the campus core
- Building renewal – significant system upgrades





# PRELIMINARY MASTER PLAN.

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## Greenquist Hall

- Move Nursing from Tallent Hall
  - Comprehensive classroom and teaching lab consolidation/improvement to improve utilization
  - Evaluate increased use and repurposing of L1 large lecture halls
  - Building renewal – significant system upgrades
- 



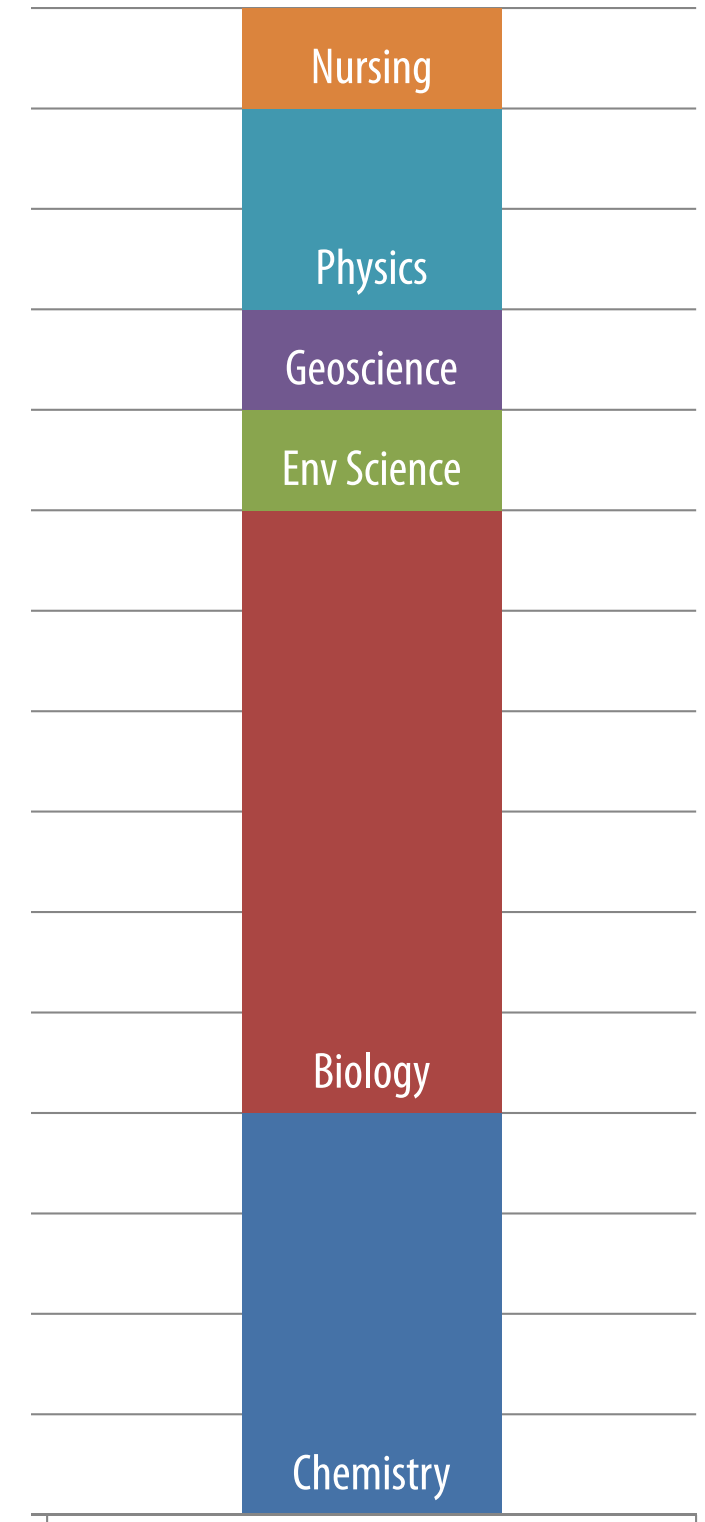


# PRELIMINARY MASTER PLAN.

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## Greenquist Hall

- Mini-study to determine future physical science needs - two work sessions with CNHS leadership and faculty
- With contemporary lab spaces, can **reduce total number** of teaching laboratories
  - increased support space
  - increased utilization outcomes
- Modernized Greenquist labs will include:
  - research space for faculty and undergraduate capstone experience
  - Nursing
- Future teaching laboratory need – 10 modern wet labs, 5 modern dry labs



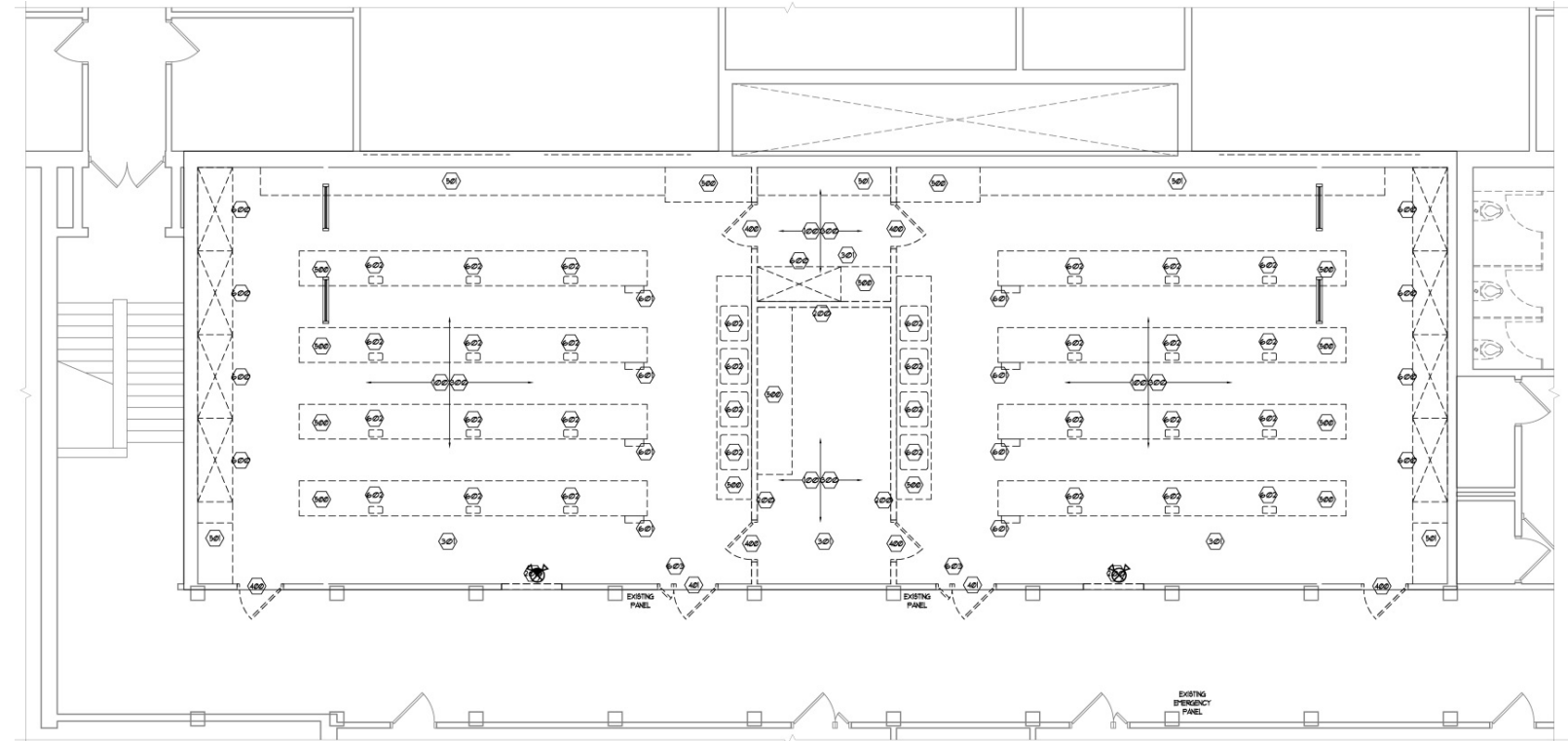
# PRELIMINARY MASTER PLAN.

## Greenquist Hall

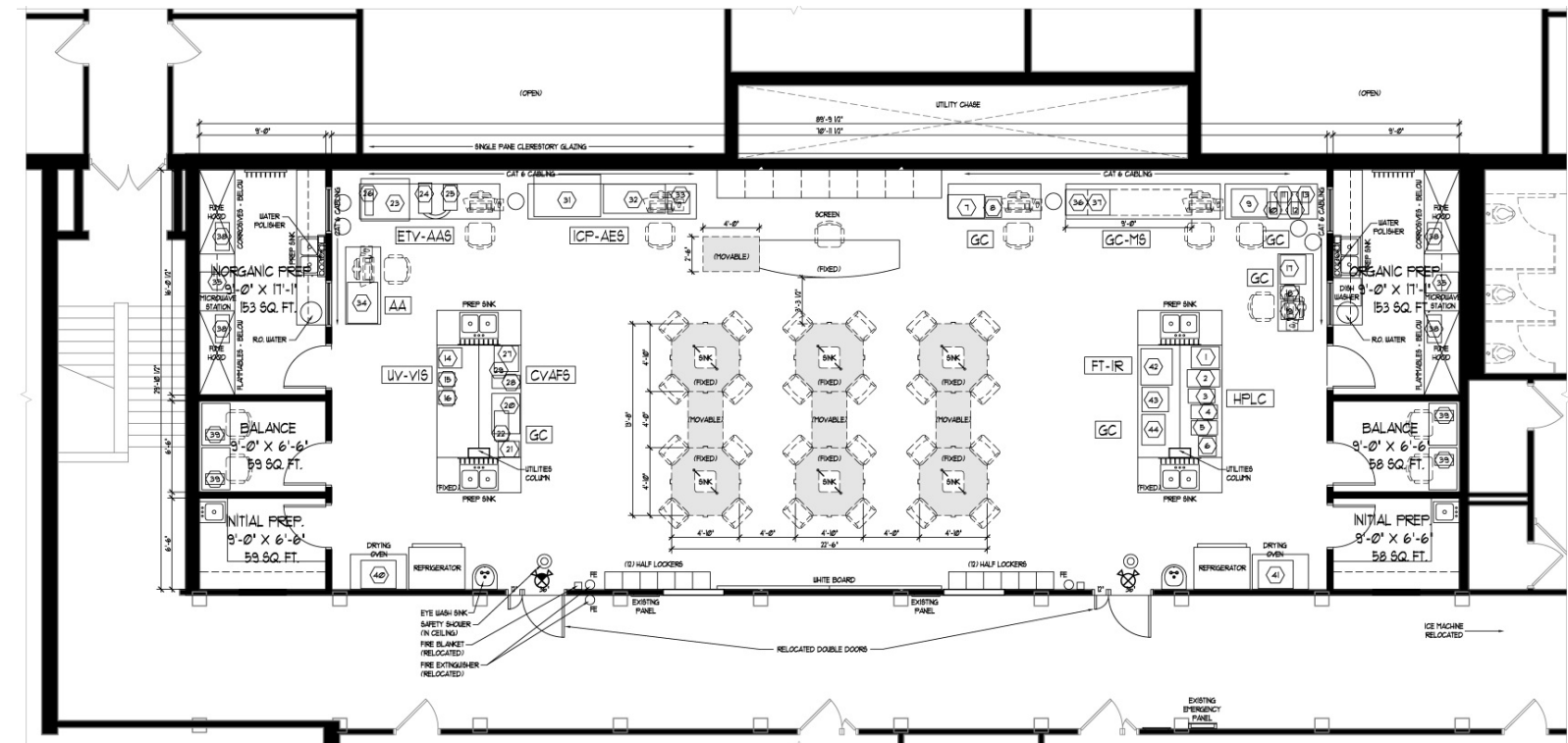
- Consolidate adjacent labs, create larger teaching labs that are more flexible and more highly utilized
- Greenquist Hall likely to accommodate nearly all needed 15 CNHS teaching labs

### Greenquist D362-364 Chemistry Lab Study

*Existing:* Two adjacent poor quality labs



*Proposed Result:* One modern, flexible science lab





# PRELIMINARY MASTER PLAN.

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## Wyllie Hall

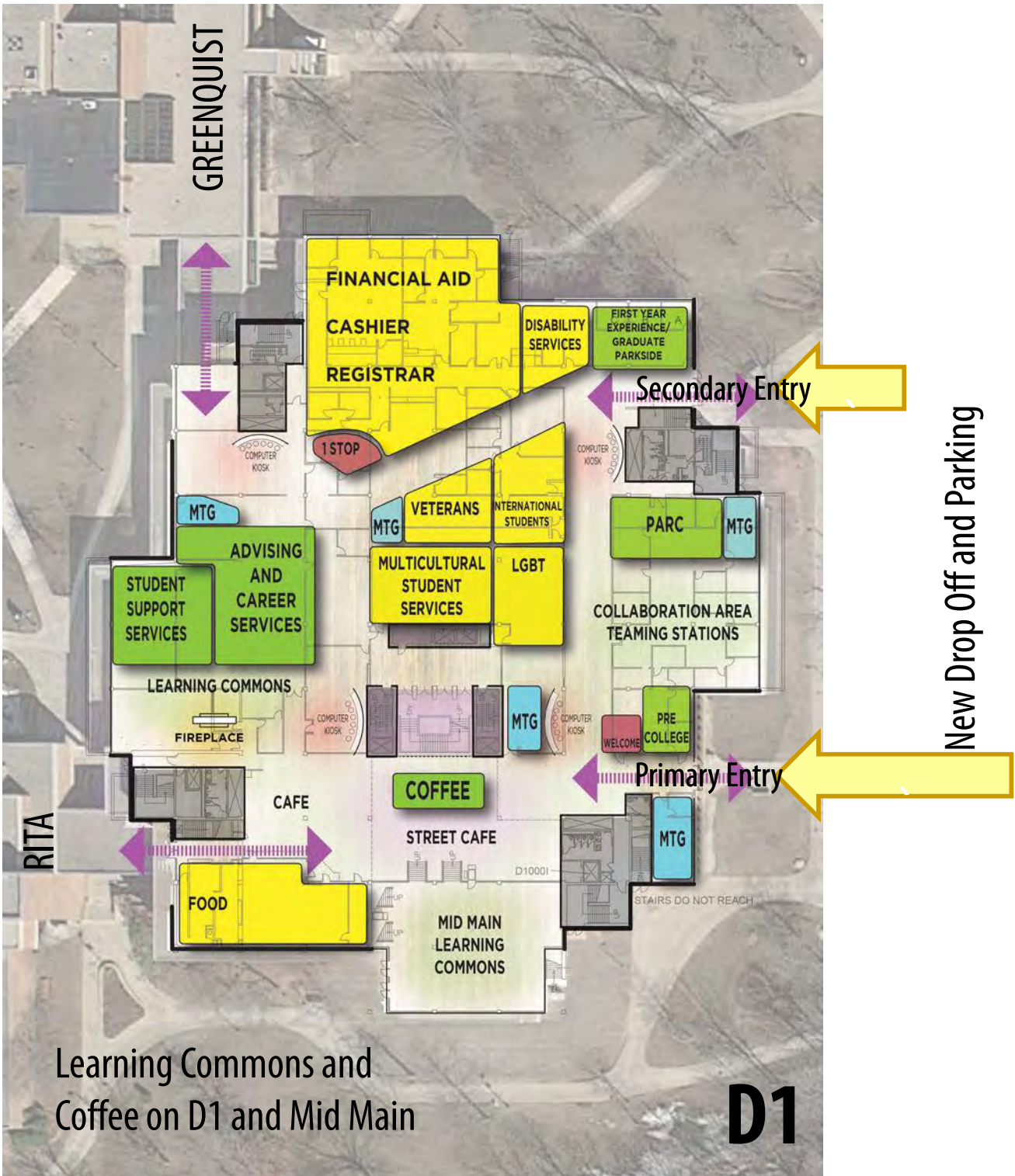
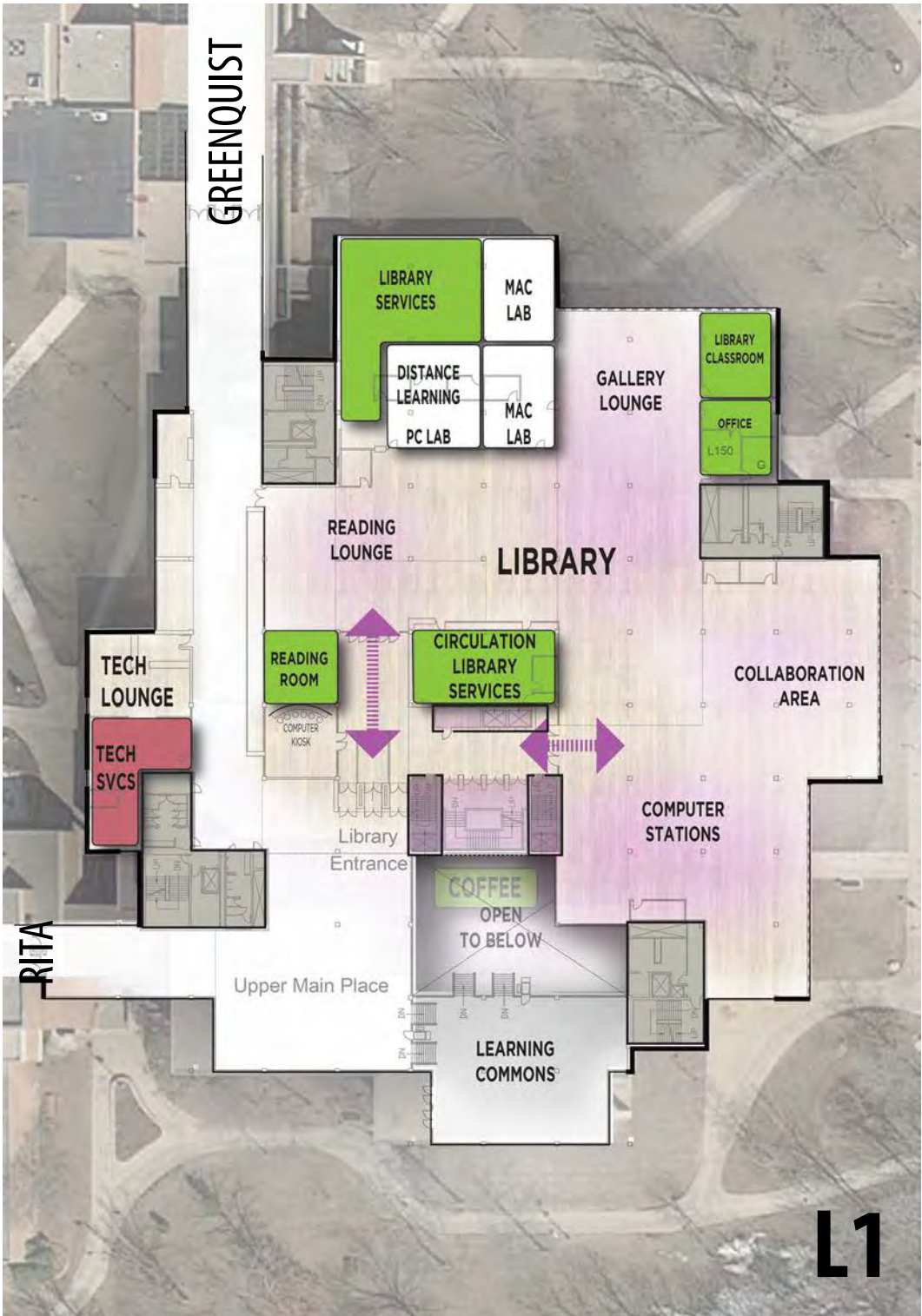
- Student Success Center  
- academic success and student services
- Repurpose and renovate D1, Mid Main, and L1
- Open up central staircase
- More prominent Wyllie entrances
- Parking and drop-off





# PRELIMINARY MASTER PLAN.

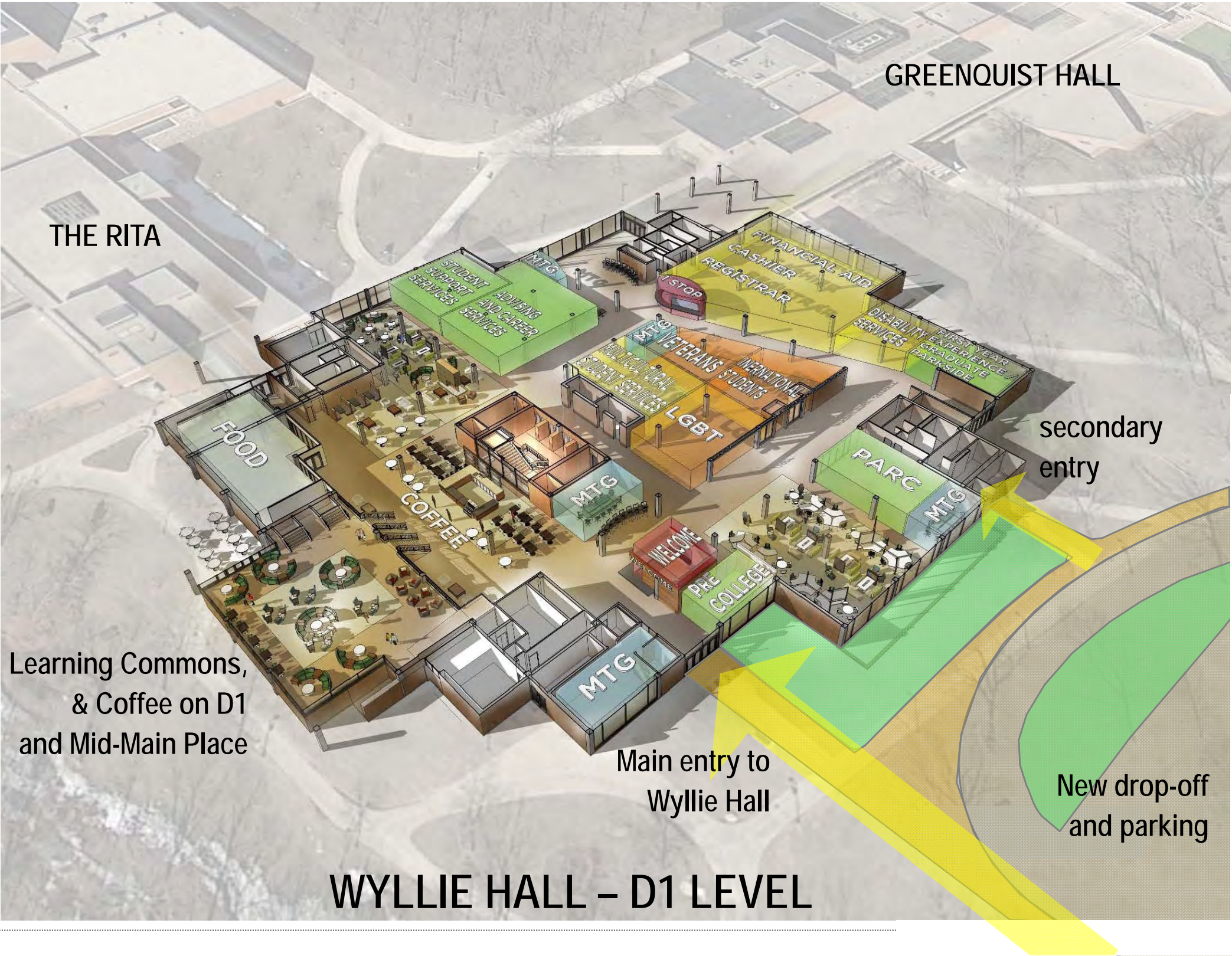
## Wyllie Hall





# STUDENT SUCCESS CENTER

## Wyllie Hall

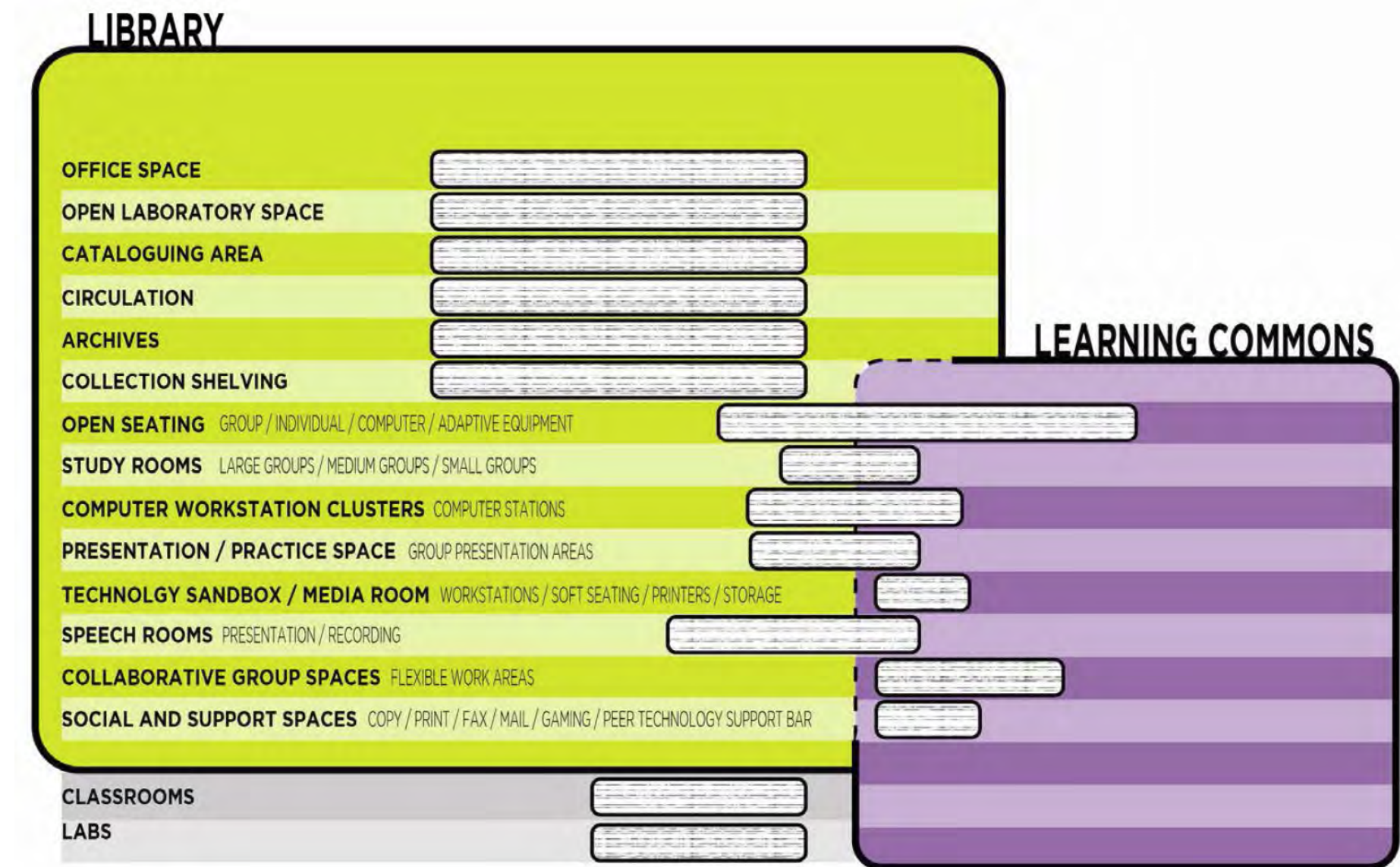




# PRELIMINARY MASTER PLAN.

## Wyllie Hall

- Modern library possible in reduced footprint
- Blurred lines between Library and Learning Commons
- Integrate Learning Commons into Student Success Center
- Reduce periodicals space
- Potential reuse of some portion of Wyllie L3 for other space needs





# PRELIMINARY MASTER PLAN.

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## Rita Tallent Picken Regional Center for Arts and Humanities

- Relocate CTS art lab (Wyllie D150A/B)
- Renovate and improve low utilized classrooms and teaching labs
- Repurpose low utilized classrooms and teaching labs
- Preserve opportunity for conference functions with break-out session spaces





# PRELIMINARY MASTER PLAN.

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## Sports and Activity Center

- Renovate locker rooms
  - greater efficiency in the same space
  - shared shower facilities
  - additional dedicated locker rooms for high demand sports
  - continued shared team locker rooms
- Repurpose Dance Lab





# PRELIMINARY MASTER PLAN.

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## Ranger Hall and Pike River Suites

- Residence halls are popular and working well
- Recommend modest repair and minor repurposing



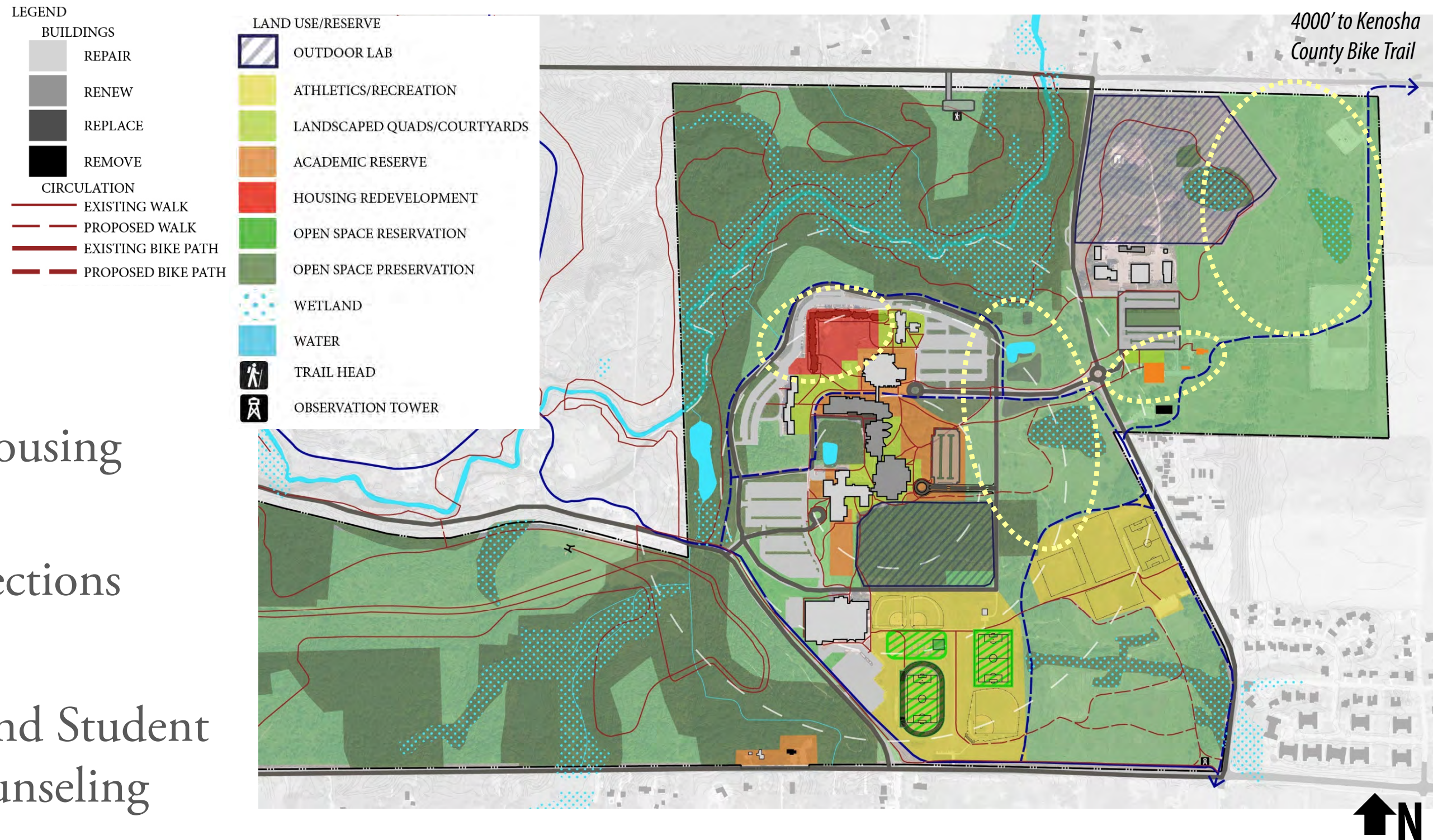
**⑤**

**Plan Alternatives**



# PLAN ALTERNATIVES.

- Residential Housing Replacement
- D1/L1 Connections
- Disc Golf
- Tallent Hall and Student Health & Counseling



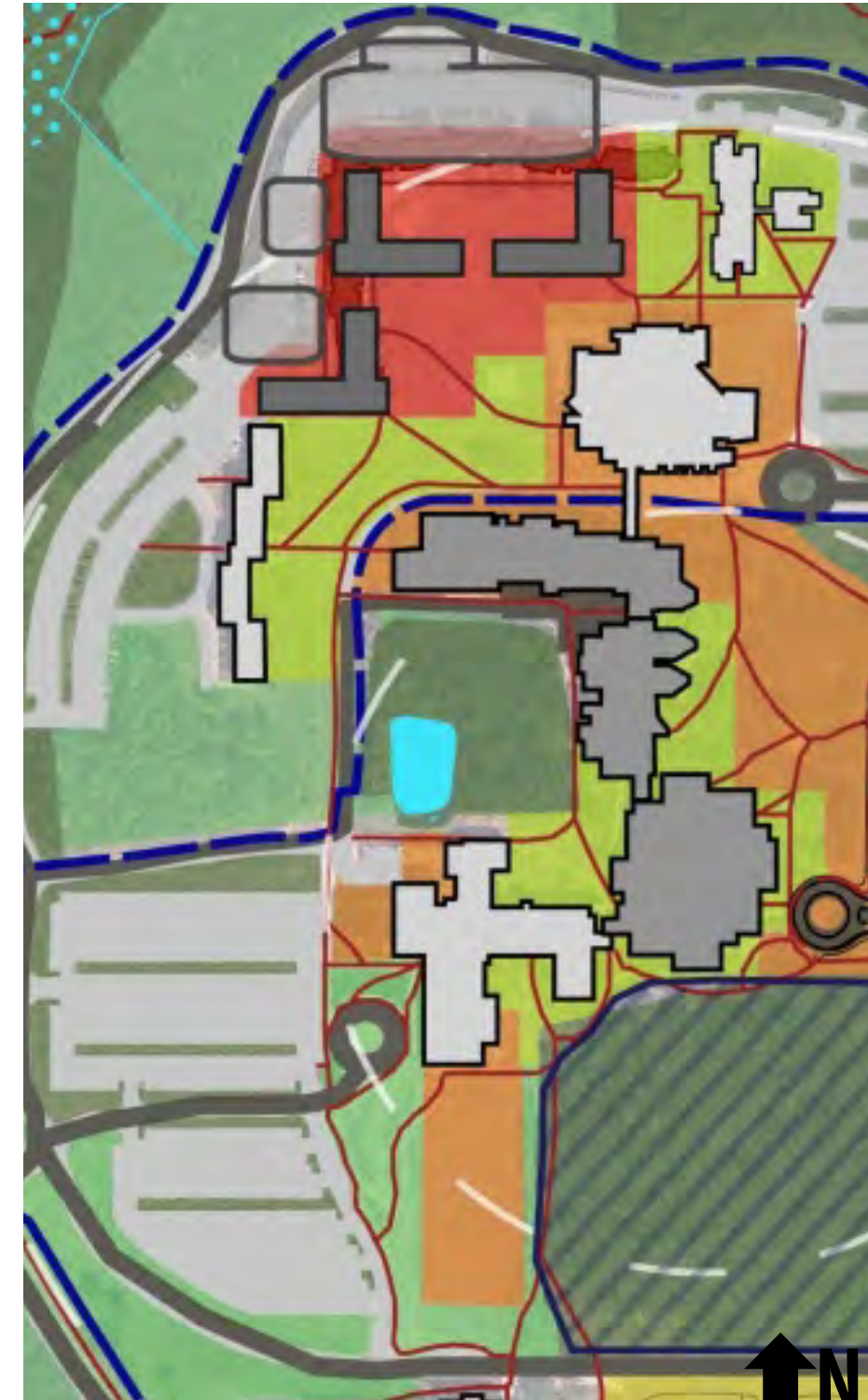


# PLAN ALTERNATIVES.

## Residential Housing Replacement

- University Apartments will be replaced in 15-20 years.
- Capacity - 1/3 of full-time undergraduates
  - Current – 1,030 beds
  - Future – 1,220 beds
- Constructed in phases, parking expansion

*How should residence halls relate to open spaces?*



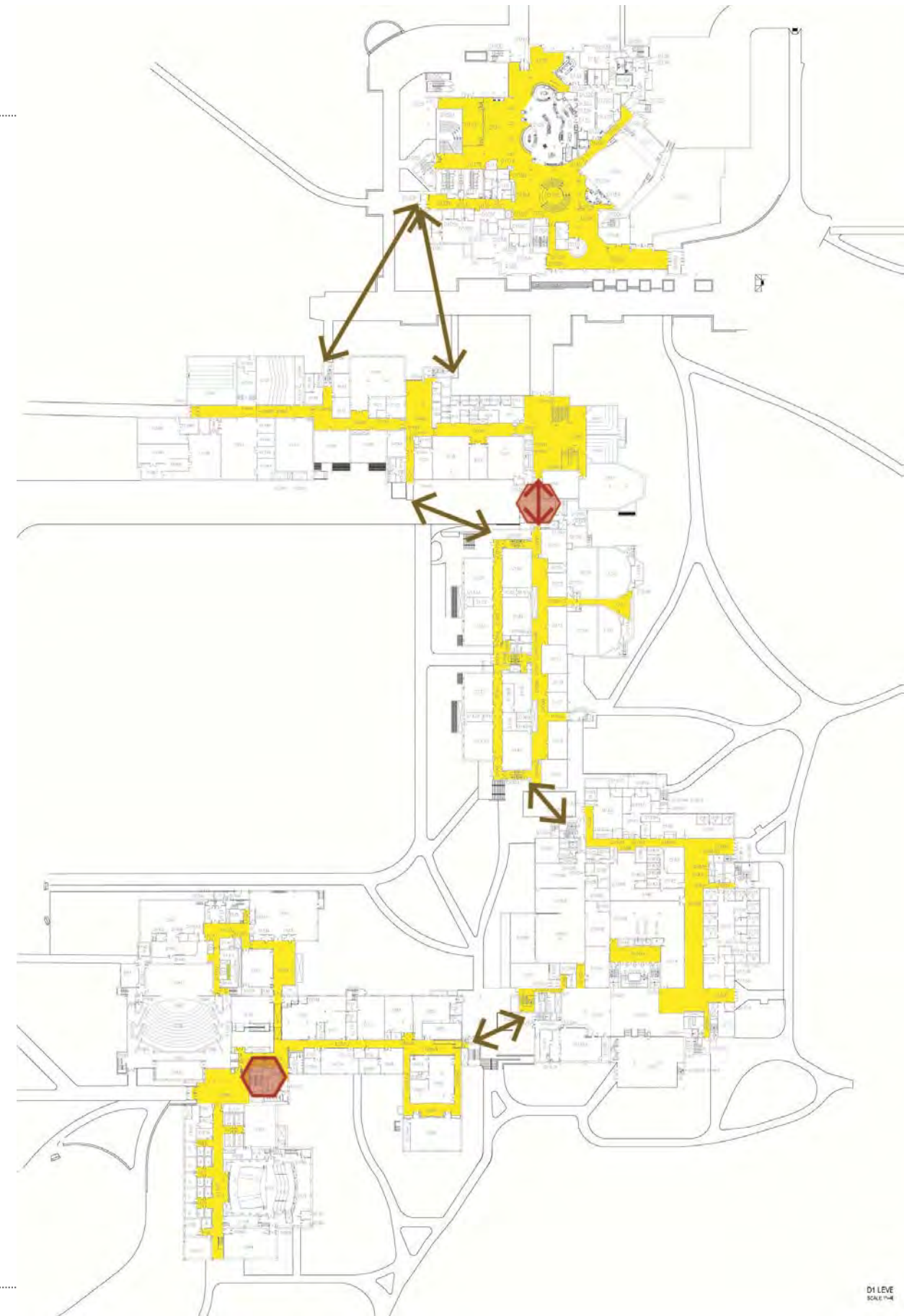


# PLAN ALTERNATIVES.

## D1/L1 Connections

- Exterior D1 connections
  - Better visibility and wayfinding
  - Perhaps exterior door reconstruction
- D1 Greenquist and Molinaro Connection
  - Require reconfiguration of central receiving area
- Rita D1/L1 Connection
  - Better visibility and wayfinding
  - Perhaps similar to Student Center grand staircase

*What is the importance of each of these connections?*



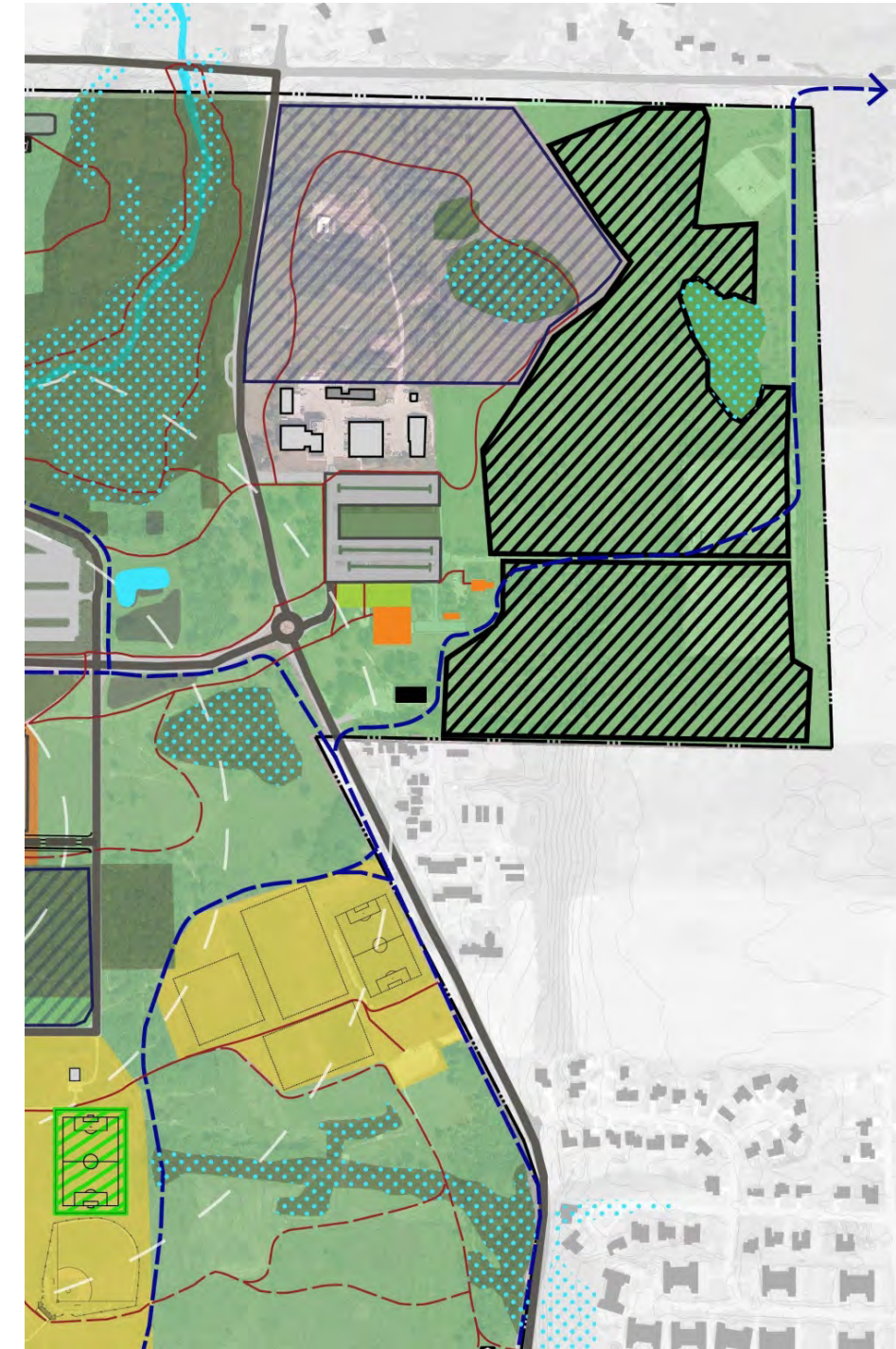
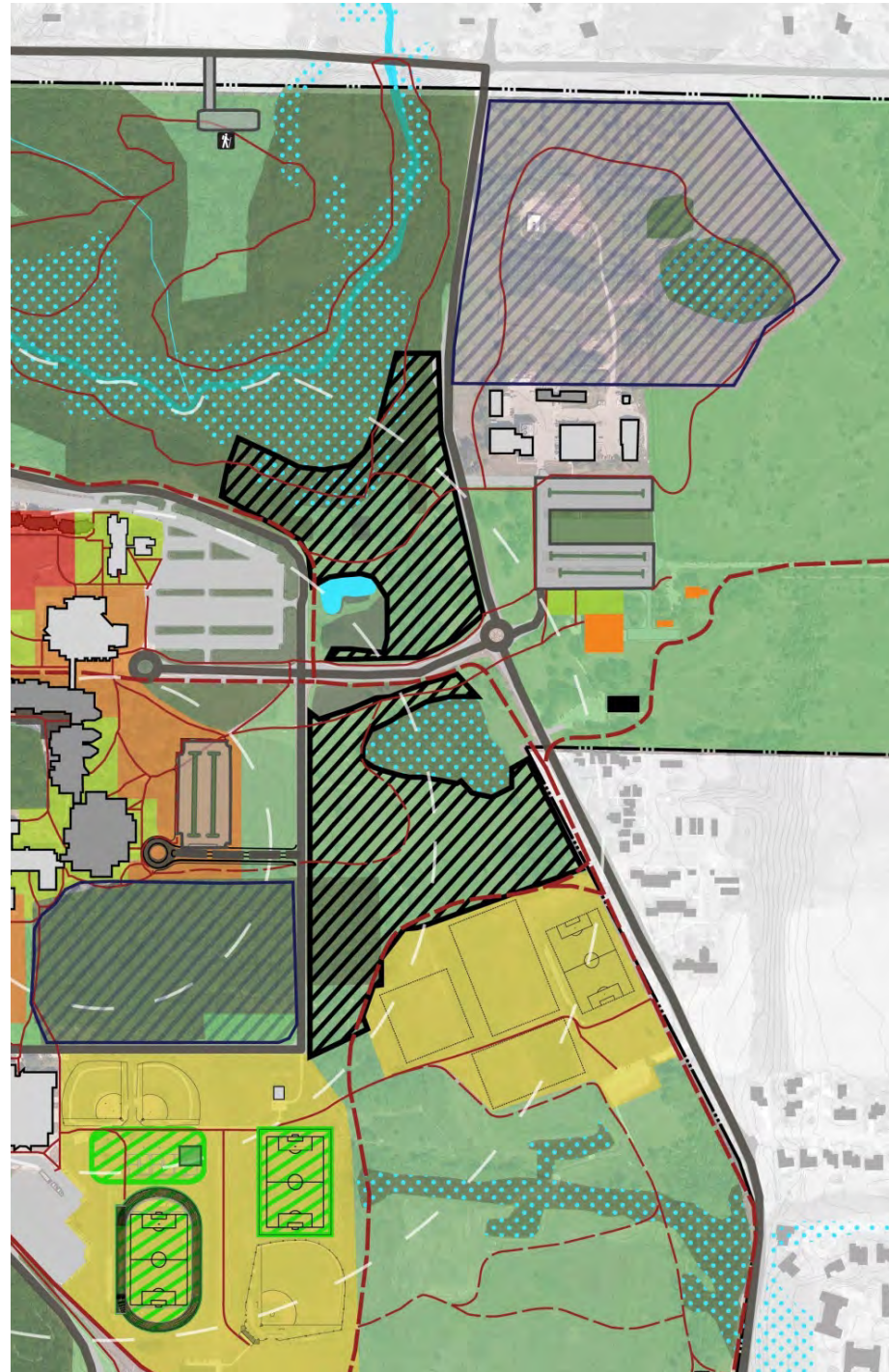


# PLAN ALTERNATIVES.

## Disc Golf

- Disc golf moved out of the Outdoor Teaching Lab adjacent to Wyllie Hall.
- West of Wood Road – Expand north of Parkside Boulevard
- East of Wood Road – Improve existing tournament course.

*Should disc golf be located east or west of Wood Road?*





# PLAN ALTERNATIVES.

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## Tallent Hall and Student Health & Counseling Building

- Center for Community Partnerships
- Business Services/Human Resources
- University Police
- Student Health & Counseling



*Which of these uses should be located in the campus core?*

*If one or more of these uses move, how should Tallent Hall and the Student Health & Counseling Building be repurposed?*

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⑥

**Next Steps**



# NEXT STEPS.

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## Campus Reaction and Dialogue

- 12:30-1:30 pm – Boards in the Brickstone
- 3-4 pm – Presentation and Discussion, Student Center, Alumni Room
- 5-6 pm – Presentation and Discussion, Student Center, Alumni Room
- Planning the Future of UW-Parkside
  - [masterplan.uwp.edu](http://masterplan.uwp.edu)

## Next Step: Revised Preliminary Master Plan

- Mid-April – Steering Committee Review

